



CONSERVATION AND URBAN DESIGN OBSERVATIONS

Officer: Sonia Bowen
Site: Oracabessa, Northgate, Northwood
Ref: 60966/APP/2011/47

PROPOSAL: Conversion of roof space to habitable use to include 4 rear rooflights, involving the raising of main roof and alterations to existing side elevation.

BACKGROUND: This is a neo-Georgian house on the corner of Northgate and Buttsmead, one of a small development of similar houses with shallow pitched roofs.

Following pre-application discussions, the current scheme proposes an increase in roof pitch to allow a ridge 0.6 metres higher than existing. The new accommodation would be lit by four roof lights on the rear slope, and an enlarged staircase window in the end elevation.

It is considered that this scheme would be relatively discrete, and not have a damaging effect on the appearance and local identity of the group of similar design in Buttsmead, or on the Copse Wood Area of Special Local Character as a whole, provided that the chimney were retained, and all materials, including window, bargeboards, brickwork and tiling, to match existing.

RECOMMENDATIONS: Acceptable, with retention of chimney and all materials to match existing

Charmian Baker
Planning Specialists Manager

Date: 31st January 2011