

SAAWorkshop

Huckletree Studios, Soho, London, W1F 0JL

RE: Householder Application for 9 Montpelier Grove, Kentish Town, NW5 2XD

Dear Camden Planning Department,

Please find enclosed a Householder application for the above-mentioned property. The documents enclosed to support this application include;

1. Site and Location Plans
2. Design and Access Statement with photographs
3. Fee paid on line
4. Existing drawings [plans, sections and elevations]
5. Proposed drawings [plans, sections and elevations]
6. Completed CIL Levy Forms

PROPOSALS

This statement is to accompany an application for a Householder application for alterations to a Freehold dwelling. The proposals applied for as part of this application are as follows;

1. Erection of single-storey rear and side extensions, following the demolition of the existing rear addition.
2. Replacement of a single glazed sash window with double glazed timber framed sash window and installation of conservation roof-light at rear side addition roof

JUSTIFICATION

In order to fully describe the justification behind the proposal, the following comments are to be read in conjunction with the drawings submitted. It should be noted that the site is not a Listed Building but does lie within the Kentish Town Conservation Area. There are no Article 4 restrictions on the property and the planning history does not reveal any other restrictions on the property. The site sits on the East side of Montpelier Grove and is Victorian terraced house typical of the road.

1. Erection of single-storey rear and side extensions, following the demolition of the existing rear addition.
The applicant wishes to extend the property at the ground floor to create better more efficient living spaces for a young family. The proposals are viewed to be sensible, considered and holistic in their treatment of the existing building and neighbouring properties and cannot be said to be harmful to the area. The design and scale of the proposed extensions takes reference from the neighbouring built volumes, respects the character of the existing building and conforms to current planning policies. The design and layout of this new development is informed by the local pattern of development at the rear of these properties. The pitch, height and depth of the proposed single storey rear and side extension will match the next door neighbour at 8 Montpelier Grove.

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2. Replacement of a single glazed sash window with double glazed timber framed sash window and installation of conservation roof light at rear side addition roof and removal of small window in existing side return

All of the above fenestration changes at the rear of the property will match the existing design and materials exactly. The proposals are viewed to be sensible, considered and holistic in their treatment of the existing building and neighbouring properties and cannot be said to be harmful to the area.



Proposed single storey rear and side extensions to match neighbours.

8 Montpelier Grove