

RE: Householder Application for 15 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 online
4. Existing drawings [plans, sections and elevations]
5. Proposed drawings [plans, sections and elevations]
6. Completed CIL Form

## PROPOSAL

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

1. Demolition of the existing, poor-quality conservatory and replacement with a single storey side extension within the same footprint, with pitched fenestration.
2. Replacement of the flat roof on the existing rear extension with a new pitched roof, the top of which would meet the pitched fenestration of the replacement single story side extension
2. Replacement of an uncharacteristic uPVC bathroom window with a slightly wider double-glazed timber-fram sash window at rear of building, first floor.

We have worked closely with architecture practice, Studio McLeod, to ensure that our proposal is in keeping with the other extensions along the back of Montpelier Grove, in terms of size, design and materials. Studio McLeod have ensured that the scale and scope is similar to that of other built volumes on the terrace. Furthermore, the height of the extension at the eaves and at the apex is less than the measurements submitted as part of the previous owners' planning application (2024/0245/P) which planning officer, Sophie Bowden, commented "would be of an acceptable scale and design".

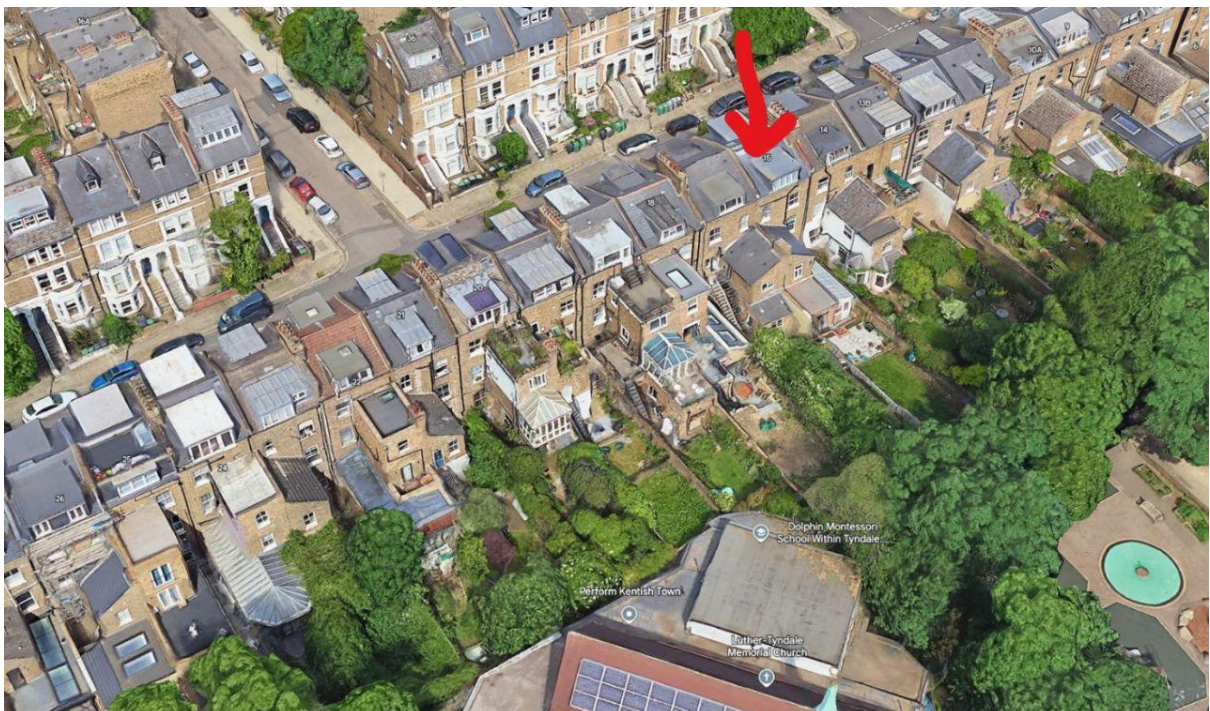
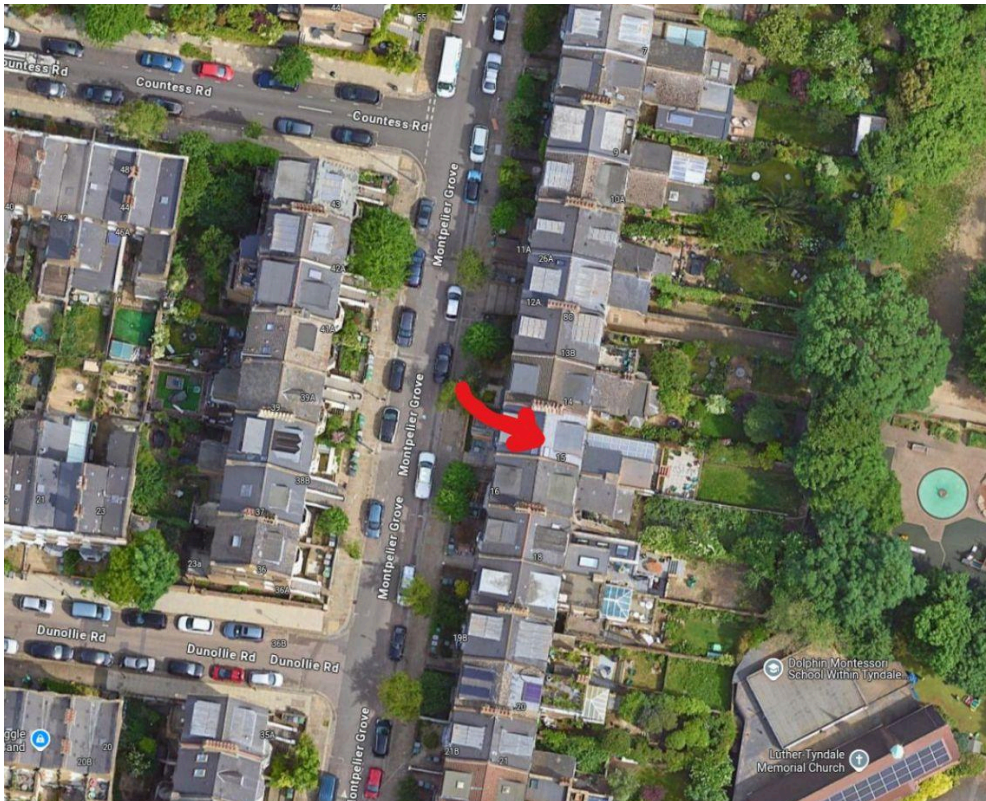
We are submitting the application as the owners/occupiers of the property but all proposed plans and elevations have been prepared by Studio McLeod.

## JUSTIFICATION

In order to fully describe the justification behind the proposal, this document should 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 a Victorian terraced house typical of the road. At the rear, most of the properties have been altered over the years, with extensions of vastly different sizes and shapes, at all levels, as well as a number of roof terraces.

See following images for street location and context of other, widely-varied rear elevations on the same street:



**EXISTING PROPERTY:** 15 Montpelier Grove is located in the top section of the road and shares party walls with both 14 and 16 Montpelier Grove. At the rear, the house has an original two storey outrigger with tiled roof and one chimney stack shared with 16 Montpelier Grove. The ground floor has a rear extension with a very poorly built conservatory, using low-quality, inappropriate materials, infilling the side of the outrigger and extension.



## PLANNING PROPOSAL:

1. Demolition of the existing, poor-quality conservatory and replacement by a single storey side extension within the same footprint with pitched fenestration

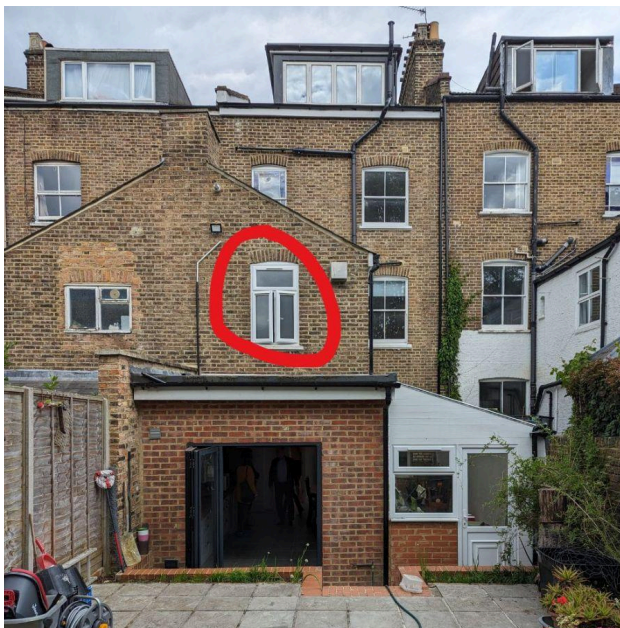
We wish to replace the side return infill on the ground floor to create better, more efficient, higher quality living spaces for our young family. The existing conservatory, although weathertight, is not suitable to use as a living space due to the poor construction and complete lack of insulation. The design and scale of the proposed extension takes reference from neighbouring examples, 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 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.

2. Replacement of the flat roof on the existing rear extension with a new pitched roof to meet the pitched glass fenestration of the replacement side extension.

We intend to replace the current flat roof extension with a pitched roof (the height of which at eaves and peak will fall within current planning policies). The pitched roof will allow for better rain run-off and will create a more open space for our family.

3. Replacement of an uncharacteristic bathroom window with a slightly wider double glazed timber-frame sash window at rear of building, first floor.

The fenestration change at the rear of the property will significantly improve the look of this elevation. It will be more consistent with other windows on the building (and on neighbouring houses) and will be more sympathetic to the style and era of the building itself. 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.



#### PLANNING CONTEXT:

There have been a number of planning applications for properties on the same terrace. Below are the most recent granted applications for side/rear extensions which we believe are similar to the application we are submitting:

- 2024/3181/P - 9 Montpelier Grove - Demolition of the existing rear addition and erection of single-storey rear and side extensions
- 2021/1484/P: 17 Montpelier Grove – Erection of single storey side and rear extension, including extension to existing terrace.
- 2019/4819/P – 27 Montpelier Grove – Erection of a single storey side/rear extension; creation of a rear roof terrace at first floor with associated metal railing balustrade; replacement of the existing rear elevation first floor timber window with a Crittall style double glazed metal door.
- 2016/3307/P – 25 Montpelier Grove – Erection of rear extension at ground and second floor levels.
- 2016/1082/P – 22 Montpelier Grove – Erection of single storey rear and side infill extension as replacement for existing conservatory, erection of rear extension at second floor level above existing rear closet wing, plus creation of first floor terrace with parapets above existing rear addition.

#### NOTE ABOUT PREVIOUS OWNERS' PLANNING APPLICATION:

The previous owners submitted a planning application in early 2024 (2024/0245/P). They planned to rebuild the existing extension and add another storey to the outrigger. Though the application was refused, in the officer's report (compiled by Sophie Bowden), the comments suggest that the ground floor extension would have been approved if it were not for the second-storey outrigger plans. Please note that we are not applying to add anything to the outrigger and, furthermore, the heights of the planned extension for which we are seeking approval are lower at both the eaves and peak than the previous owners' application. On this basis, we would expect the application to be granted. Relevant Comments from officer's report are listed below:

“2.11. Given the existing single storey side/rear lean to at the site it is considered that the proposed single storey extension would be subordinate to the property and would be of an acceptable scale and design. The extension would not be visible from the public realm or would there be significant views from private neighbouring gardens and would be of a minor scale that it would not impact the character and appearance of the conservation area.”

“3.4. In terms of impact on No. 16 relating to the single storey rear/side extension, the ground levels of the host property are lower than No. 16 meaning that the extension would extend an additional 600mm above the existing boundary wall. Given the existing conservatory in this location, the size/design and roof slope it is considered that the extension would not significantly harm the amenity of the neighbouring occupiers at No. 16 in terms of loss of light, outlook or privacy.”