

Delegated Report		Analysis sheet		Expiry Date:		10/12/2012	
		N/A / attached		Consultation Expiry Date:		06/12/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3169/P			
Application Address				Drawing Numbers			
32 Montpelier Grove London NW5 2XE				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of velux window to rear roof slope of flat (class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 15/11/2012 to 06/12/2012. Site notice displayed from 01/11/2012 to 22/11/2012. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Kentish Town CAAC: No response.					

Site Description

The application site relates to a three-storey (plus basement and loft) mid-terrace property located on the west side of Montpellier Grove. The site is not listed but forms part of the 2010 extension of the Kentish Town Conservation Area. The property is divided into flats.

Relevant History

17682: pp granted for the change of use to provide two maisonettes and a first floor flat, including works of conversion, and the construction of new dormer windows at the front and the rear.
07/05/1974

2012/0982/P: pp granted for enlargement of rear dormer with a new Juliet balcony.

2012/2661/P: pp granted for enlargement of front dormer.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Kentish Town Conservation Area Statement

Assessment

Planning permission is sought for the installation of a rooflight on the rear roof slope of the property, in connection with the conversion of the loft into habitable accommodation following the granting of planning permission for the enlargement of the front and rear dormers earlier this year. The proposed rooflight would provide natural light and ventilation to a bathroom.

The rooflight would not alter the shape of the roof and given its location at the rear of the building it would only be visible from the public realm from a specific spot in Dunollie Place. The size and design (i.e. conservation type) of the proposed rooflight is considered reasonable and the proposal is therefore considered to comply with current conservation policies, which seek to protect and enhance the character and appearance of conservation areas. The proposal is accordingly considered to be in general compliance with policies CS14, DP24 and DP25 of the LDF.

Given the location of the rooflight, no amenity issues are raised.

Recommendation: Grant.

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