

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/06/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		24/05/12	
<b>Officer</b>				<b>Application Number(s)</b>			
Connie Petrou				2012/1169/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
17 Montpelier Grove London NW5 2XD				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of external staircase from first to ground floor level at rear of dwelling (Class C3).							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed 26/04/12 Press notice advertised 03/05/12					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The site is located on east side of Montpellier Grove and relates to a three storey terraced property. The property is not listed but is located in the Kentish Town Conservation Area.

## Relevant History

2007/5288/P - Change of use including works of conversion from a single dwelling house into a 2-bedroom ground floor flat and a 4-bedroom flat on upper floors with staircase to garden; erection of an additional storey to existing rear addition, enlargement of rear dormer and alterations to windows on the rear elevation –Approved 21/12/07

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth); 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

### Kentish Town Conservation Area Statement

## Assessment

### Overview

Planning permission is sought for the erection of external stairs to the rear of the property, connecting the ground floor of the house with the rear garden. The stairs would be constructed of steel and painted black; the treads to the stairs would be timber. The existing doors in the rear elevation would be used to provide access onto a small platform and the new staircase.

### Design

The proposed stairs would not be visible from the public realm therefore the character and appearance of this part of the Kentish Town Conservation Area would be preserved. A number of properties in this part of Montpellier Grove have stairs at the rear and the proposed stairs would be similar to stairs at the rear of no. 16 Montpellier Grove which adjoins the site. The landing area would be of limited size and the metal balustrade would allow views through to the rear elevation of the building.

### Amenity

The limited size of the landing area at the top of the proposed stairs limits its use as amenity space. The stairs would face the opposite direction to the adjoining property (number 18) therefore limiting the opportunity for overlooking into the neighbouring garden when using the stairs. The stairs would not be located in front of any windows or doors. There are no concerns regarding loss of light or overlooking.

### Summary

The design of the proposal would be acceptable and would not cause harm to the amenities of neighbouring residential occupiers – recommend approval.

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