

Top Floor Flat, 32 Montpelier Grove – Design and Access Statement

Introduction

The property concerned is a top floor flat in a converted terraced property on Montpelier Grove.



FRONT ELEVATION

Proposal

It is proposed to enlarge the front dormer window. **Enlargement of the rear dormer window shown on the proposed drawings has already been granted consent under a recent application 2012/0982/P.**

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Design

The principle of enlarged front dormers is well established in the locality with 73% of all properties in the terrace benefiting from front dormers. Please see the attached survey of dormer windows.

The proposed enlarged dormer window is well set in from the roof ridge, lower eaves and sides of the roof and would be subordinate in size and setting within the existing roofscape.

We understand that Montpelier Grove has recently been included within the local conservation area, and for this reason Camden believes that enlargement of front dormers is no longer acceptable. We would argue that whilst this may be the case in a terrace where the majority of dormer windows conform to the original design, in Montpelier Grove 73% have been amended to a wider design and this now represents the prevailing character of the area. On these grounds to also widen the dormer to No 32 would be in accordance with the prevailing character and can be seen as preserving and enhancing the quality of the conservation area.

Amenity

The proposed enlarged dormer would not result in overlooking of any habitable rooms of adjacent properties