

Delegated Report	Analysis sheet		Expiry Date:	18/07/2014			
	N/A / attached		Consultation Expiry Date:	26/06/2014			
Officer			Application Number(s)				
Sally Shepherd			2014/2490/P				
Application Address			Drawing Numbers				
19A Montpelier Grove London NW5 2XD			Refer to decision notice				
Proposal(s)							
Erection of single storey rear extension to flat.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 04/06/2014 to 25/06/2014 A press notice was published from 05/06/2014 to 26/06/2014 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		No response received					

Site Description

The application site is a three storey mid-terrace property located on the east side of Montpelier Grove, opposite the junction with Dunollie Road. It has been extended at roof level with front and rear dormer windows and has a rear roof terrace at second floor level.

The property is divided into three flats and the application relates to the ground floor flat. The building is not listed but is located in the Kentish Town conservation area and is noted as making a positive contribution to the character and appearance of the conservation area in the Kentish Town CA statement.

Relevant History

34734 – Planning permission granted on 22/03/1983 for the change of use to 3 self-contained dwelling units including works of conversion and the enlargement of existing front and rear dormer windows.

18 Montpelier Grove

2007/2531/P – Planning permission granted on 31/08/2007 for erection of 2 single-storey rear extensions and a first floor level rear conservatory, and extension of existing first floor rear terrace with new stairs to rear garden of flat.

2008/0106/P – Planning permission granted on 17/07/2008 for increase in depth of two ground floor rear extensions, reconfiguration of store beneath stairs, installation of window on the side elevation of the rear extension to rear courtyard, as a variation to planning permission dated 31st August 2007 (ref. 2007/2531/P) (for the erection of 2 single-storey rear extensions and a first floor level rear conservatory, and extension of existing first floor rear terrace with new stairs to rear garden of flat).

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Kentish Town Conservation Area Appraisal and Management Strategy March 2011

Assessment

Proposal

Planning permission is sought for the erection of a single storey rear infill extension. The extension would measure 3.2m (h) x 7.3m (d) x 2.4m (w) and would include a green roof, two rooflight and a set of double doors to access the garden.

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design (visual impact on host building and the conservation area)
- Amenity (impact on the amenity of adjoining occupiers)
- Green roof

Design

The extension appears subordinate to the host property in accordance with Camden's Design guidance. The design, location and materials of the proposed extension are considered to be acceptable and the size and number of rooflights are appropriate. The extension would be finished in wooden cladding on the rear elevation and the proposed doors and window would be powder coated aluminium frames. The rear external staircase has been infilled to create storage and this has been finished with a timber cladding. The proposed cladding is therefore considered to be acceptable as it would match this existing cladding and the aluminium frames are considered to be acceptable.

Amenity

There is an existing infill extension at no. 18 Montpelier Grove and the proposed extension would match the height and depth of this extension and so there would be no impact on levels of daylight, sunlight and outlook to this property and the extension is therefore not considered to cause any undue impact to the residential amenity of the neighbouring property.

Green roof

Details of the green roof including its construction, planting details and maintenance plan have been provided and are considered to be acceptable. The substrate depth is 140mm which is an acceptable depth for an 'extensive' roof (between 60-200mm). No further details are required as part of the application.

Recommendation

Grant Planning Permission