



Top Flat, 41 Montpelier Grove, London NW5 2XE

Design and Access Statement to be read in conjunction with the Planning Application

41 Montpelier Grove is a terraced house which is divided into four flats spread over five storeys: lower ground floor; raised ground floor; first floor; second floor; and third floor. The building has small gardens to the front and to the rear (not belonging to the applicants).

The applicants - Kathryn and Harry Rambaut - own and live in the top flat which is located on the second and third floors of the building.

Access to the flat is gained by entering through the front door of the building and using the communal staircase. The flat entrance door is located at half landing level below the second floor. The flat has a kitchen, dining room and living room at second floor level. There is a bedroom and a bathroom at third floor level. The two floor levels are connected by a stair contained within the flat.

The building is Victorian (built 1870-1880), constructed using London Stock yellow bricks. The roof is clad with slates. The building has timber sash windows and an open 'porch' to the entrance door. The front elevation has some ornate decoration matching the rest of the terrace. The rear elevation is more plain in its detailing as is characteristic of houses built in this period.

Previous alterations:

The top flat was altered - possibly during the 1980's - by the previous owner. Two new staircases were added to the interior of the flat - half a flight up from the flat entrance to second floor level and a whole flight with winders from second to third floor. The arrangement of the rooms was reconfigured to form an open-plan kitchen / dining / living room at second floor level and a single large bedroom and a bathroom at first floor level. A small dormer extension was added to the bedroom area. Two new Velux type windows were added: one to the front elevation over the new staircase; and one to the rear elevation over the bathroom. There is a terrace at roof level to the rear; accessed from the bedroom and another at second floor level accessed from the living room. The existing dormer window which is original to the building was retained to the front elevation.

The owners wish to extend their property at third floor level to create an additional bedroom for their daughter.

As part of the design process we have obtained Pre-Planning Application Advice from Camden Council. Our reference is:

Date: 07/07/2014

Your ref: 2014/361 I/PRE

Contact: Fergus Freaney

A copy of the advice given by Fergus is appended to this report for ease of reference.

The Pre-Application advice can be summarised as follows:

- an enlarged dormer at the rear of the property is likely to be acceptable provided that it complies with the general design guidance.

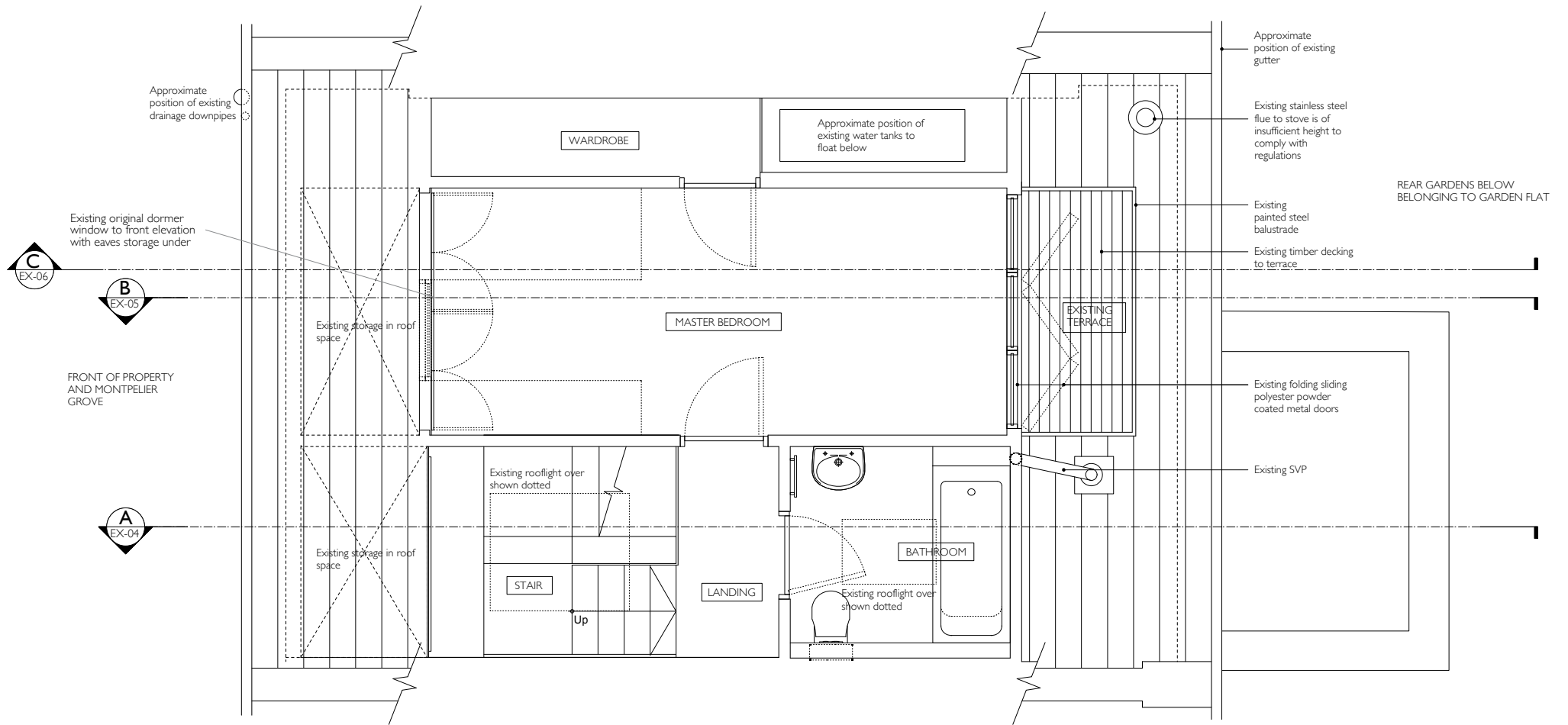
- whilst the loss of the existing original front dormer is regrettable it is considered that the principle of a slightly enlarged dormer would be acceptable.

This report demonstrates that the proposals follow the Pre-Application Advice given to us by Camden Council. We therefore submit these proposals to Camden Council as part of our application for Planning Permission.

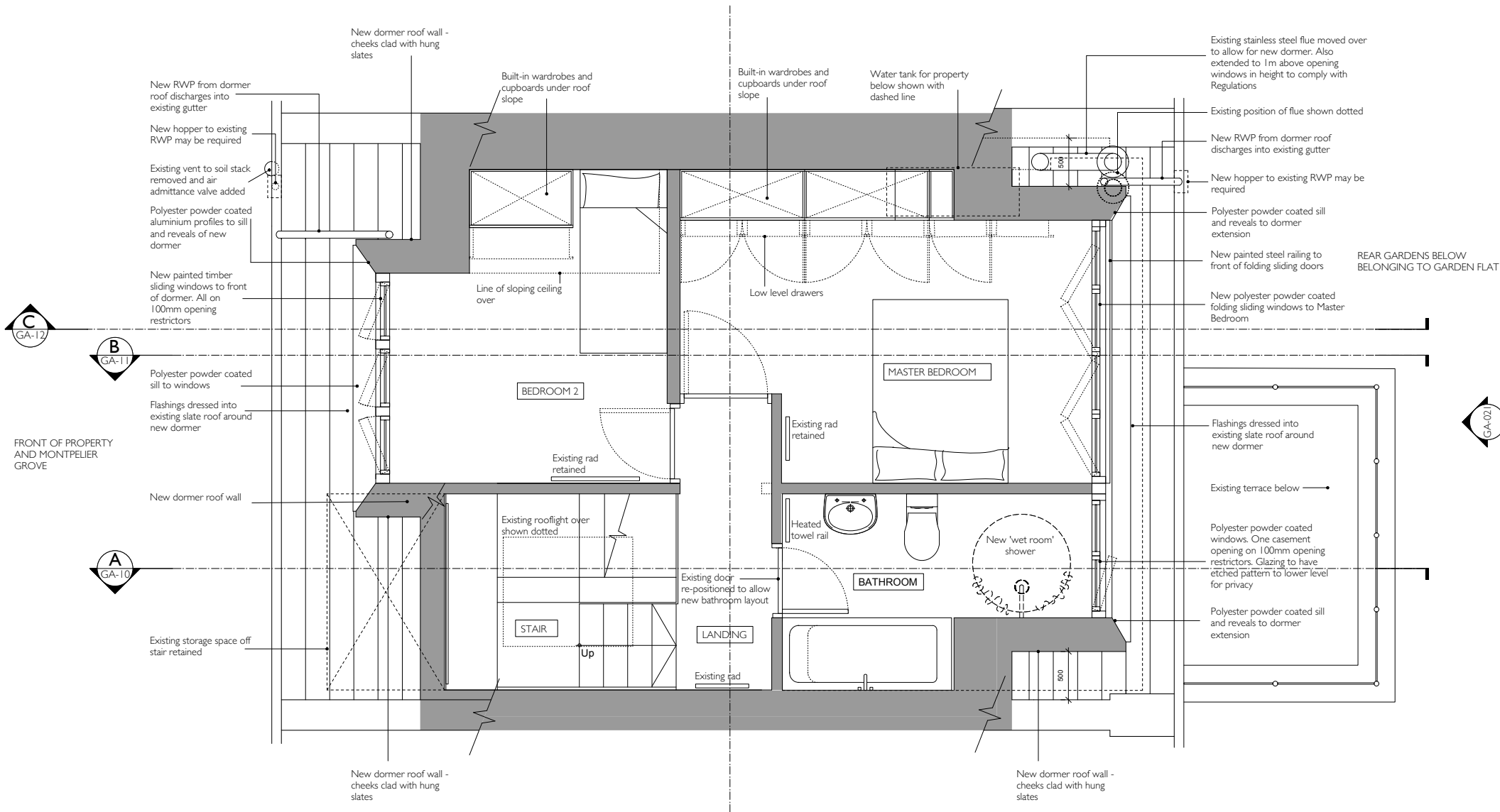
Opposite: Photograph of the rear of Montpelier Grove. Number 41 is the third along from the left.

Left: Photograph of the front elevation of 41 Montpelier Grove. The group of three windows are on the second floor. The original dormer window can be seen at roof level and the existing Velux type window which is located over the internal stair is open.





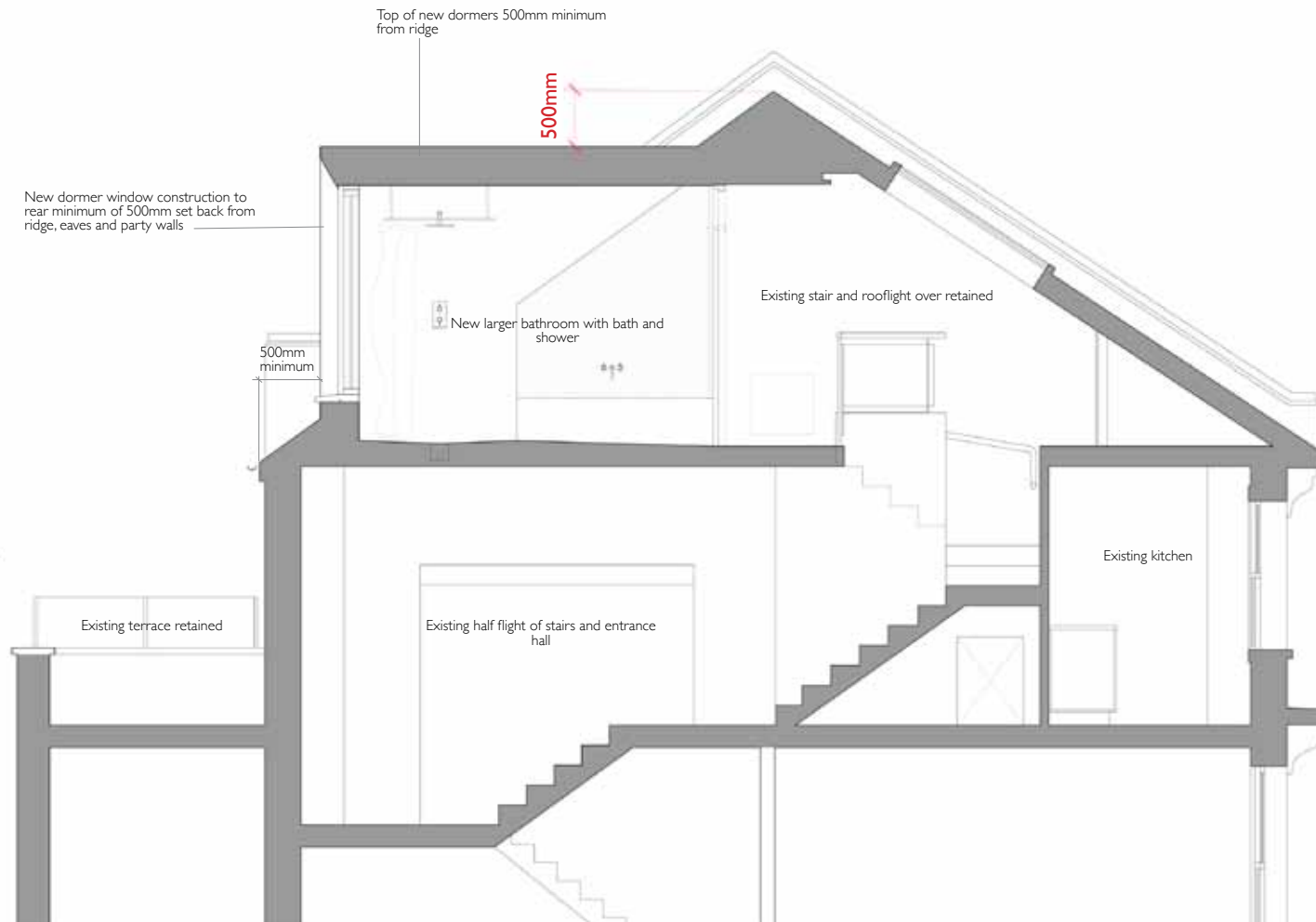
Existing Third Floor Plan NTS
[Please refer to the drawings submitted with the planning application which are to scale]



Proposed Second Floor Plan NTS

[Please refer to the drawings submitted with the planning application which are to scale]

Design principles and layout



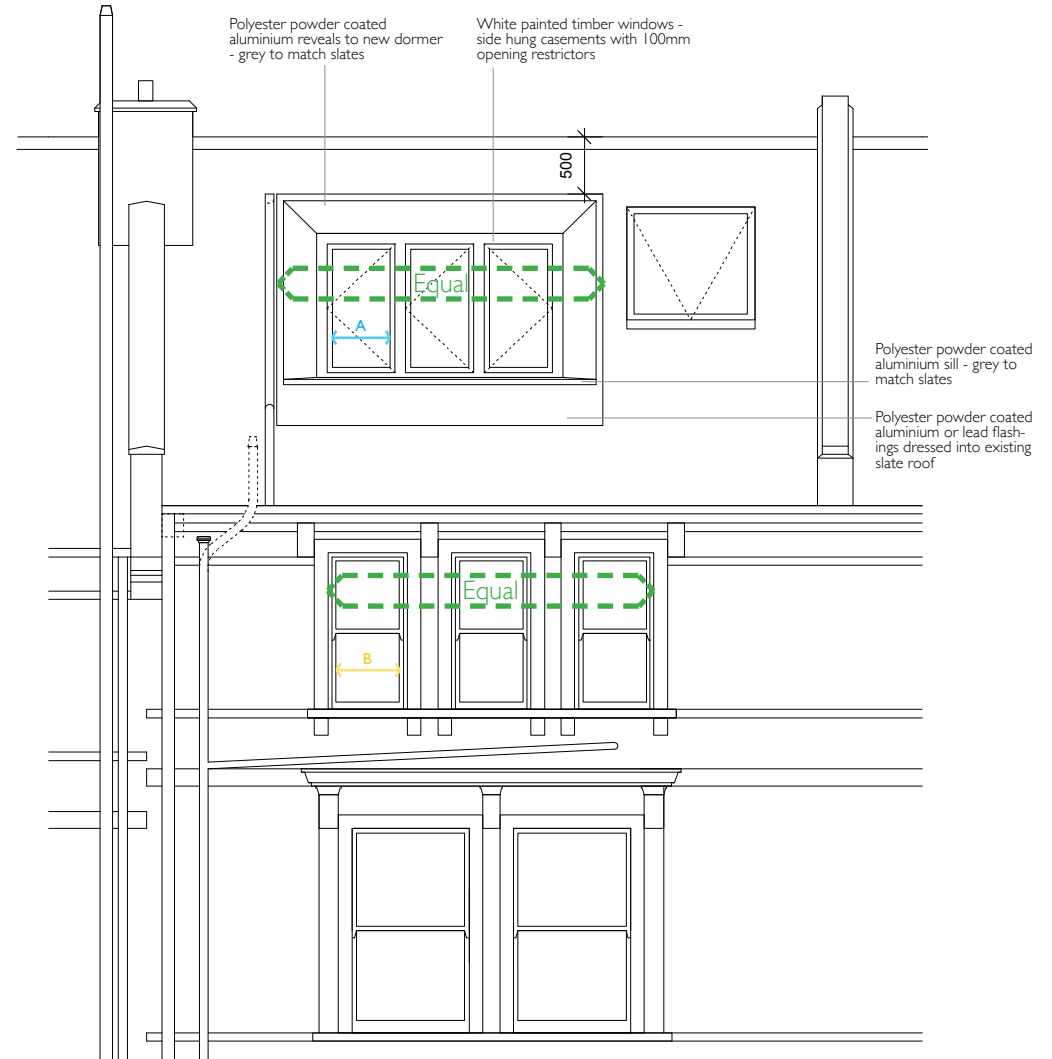
Proposed Section A-A NTS

[Please refer to the drawings submitted with the planning application which are to scale]

The applicants wish to create a second bedroom for their daughter. In order to do this it is necessary to increase the available floor space at third floor level. The position of the existing stair and bathroom dictates the layout of the rooms at this level. The existing bedroom can be divided to form two smaller bedrooms. However, in order for the bedrooms to be of practical use it is necessary to remove both front and back existing dormers and replace them with slightly larger dormer constructions.

On the following pages we describe how the size of the new dormers has been determined and how this relates to the existing context of the local street-scape, current planning guidance and the character of the existing building.

Our proposal keeps the flat layout as it currently is at second floor level, with the open plan kitchen / dining / living room and store room here. At third floor level the existing bedroom is split to form two separate bedrooms and the bathroom is increased in size to be a good family sized bathroom with a shower.



Proposed Front Elevation NTS

[Please refer to the drawings submitted with the planning application which are to scale]

- The width of the dormer is equal to the width of the trio of windows on the floor below.
- The windows to the new dormer extension are the same proportion as the windows on the floor below but are narrower to maintain the hierarchy of windows reducing in width the higher they are on the building. So A is narrower than B.



Proposed Rear Elevation NTS

[Please refer to the drawings submitted with the planning application which are to scale]

Scale and appearance

The building forms part of a terrace of eight houses, three of which have dormers of varying sizes at the rear. To the front five of the original dormers have been replaced with new larger dormers. This property still has the original dormer at the front and this proposal seeks its removal and replacement with a larger dormer structure. At the rear there is already an existing small dormer and terrace - which we propose is replaced with a larger dormer.

The Pre-Application Advice that we received states that '...roof additions or alterations are likely to be unacceptable where there are complete terraces or groups of buildings which have a roof line which is largely unimpeded by alterations and extensions. Although part of a terrace where the majority of buildings have not been altered at roof level at the rear it is considered that in this instance the principle of an enlarged dormer is likely to be acceptable provided it complies with the general design guidance.'

The Pre-Planning Advice that we received states that there should be a minimum gap of 50cm from the proposed dormer to the roof ridge, eaves and sides of the existing roof. As you can see from the diagrams opposite this has been achieved.

With regard to the front dormer the

Pre-Planning advice states that 'whilst it's loss [the original dormer] is regrettable it is considered that the principle of a slightly enlarged dormer would be acceptable..... the proposed dormer should be re-aligned with the windows below and narrower windows [than those we showed on the pre-application drawings] proposed to maintain the hierarchy of windows reducing in width the higher they are on the building.'

Following this advice we have therefore made the width of the proposed front dormer the same width as the three windows on the floor below (see the diagram on the page opposite). We have also made the windows the same proportion as those on the floor below, but made them smaller so that the width of the windows in the new dormer are narrower than those on the floor below.

It was however not possible to centre the new dormer on the three existing windows on the floor below, due to the position of the existing staircase and rooflight. We spoke to Fergus Freaney [who gave us the Pre-Application Advice] and explained this to him (phone call of 14.07.14). His advice was that we should raise this in our report and that having the dormer located off centre - but as closely centred as possible was likely to be acceptable. We confirm that the dormer is positioned as centrally as possible given the position of the existing stair:



Materials

The two new dormers would be constructed from similar materials. The sides of the dormers (the 'cheeks') would be clad with slates to match the existing roof slates as closely as possible. It may be possible to re-use some of the existing roof slates. Both roofs would be covered with either a single ply roofing material such as Sarnafil or Trolcal, or with a traditional bituminous roofing felt.

The reveals to the front of both dormers would be formed with grey polyester powder coated aluminium profiles in a shade chosen to blend in with the grey of the existing roof slates. Any roof flashings between the new dormers and the existing roof would be formed using grey polyester powder coated aluminium or lead.

The windows to the front dormer would be timber framed side hung casement windows, painted white to match the other windows in the building. The large windows to the rear dormer would be made from polyester powder coated aluminium (to minimise maintenance in this hard to reach location). The colour would either be pale or dark grey or white to match the other windows on the rear elevation.

The railings to protect from falling from the rear dormer windows are open would be either grey or black painted

Local context

steel.

As you can see from the photographs opposite, taken of Montpelier Grove and adjacent streets, there are a number of dormer structures at both the front and rear of the terraces. They are of a variety of designs and sizes. It was for this reason that we sought Pre-Planning advice as a number of recently constructed dormers in the locality did not seem to follow local planning policy.

The Pre-Planning Advice has taken into account the prevailing character and appearance of both the terrace to which this building belongs and the streetscape as a whole. A summary of this advice is given in the previous pages of this report and a copy of the Pre-Planning Advice from Camden Council is appended.

Access

Access to the flat - as explained earlier in this report - is through the front door and up the communal staircase. There is no lift in the building. The access arrangements to this flat remain as existing and are not altered in any way by the proposals in this application.

Opposite top: Photographs of dormer windows to the rear of terraces in the streets around Montpelier Grove.

Opposite centre: View of the dormer windows to the front elevation of Montpelier Grove.

Opposite bottom: Dormer windows to the

Appendix

- Copy of the Pre-Planning Application Advice we received from the Advice and Consultation Team for Planning and Regeneration, London Borough of Camden dated 07/07/2014 ref: 2014/3611/PRE

Date: 07/07/2014
Our ref: 2014/3611/PRE
Contact: Fergus Freeney
Direct line: 020 7974 3366
Email: Fergus.Freeney@camden.gov.uk

**Advice and Consultation Team
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Dear Nick

Town and Country Planning Act 1990 (as amended)
Re: 41 Montpelier Grove

Thank you for your enquiry received on 30th May 2014 for written pre-application advice on the following proposal.

Proposal: Extension to top floor to create bedroom/dormer in roof space

Site description: The site is located on the west side of Montpelier Grove; it comprises a mid terrace 4 storey building which is divided into flats. The site is not listed, but is within the Kentish Town Conservation Area.

Relevant policies and guidance:

LDF [Core Strategy](#);

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

LDF [Development Policies 2010](#);

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

[Camden Planning Guidance 2011](#);

CPG1: Design

[Primrose Hill Conservation Area Statement](#)

Assessment:

Pre-planning application advice is sought for the principle of enlarging the existing front and rear dormers.

The building is part of a terrace of eight buildings, three of which have existing dormers of varying sizes to the rear. To the front, five of the original dormers have been replaced with enlarged dormers. The application site is one of the three properties which has an existing dormer and terrace to the rear, the proposal would see this enlarged.

Camden Planning Guidance states that roof additions or alterations are likely to be unacceptable where there are complete terraces or groups of buildings which have a roofline which is largely unimpaired by alterations or extensions.

Although part of a terrace where the majority of buildings have not been altered at roof level at the rear, it is considered that in this instance the principle of an enlarged dormer is likely to be acceptable provided it complies with the general design guidance.

The guidance states that there should be a minimum of a 50cm gap surrounding the dormer and the roof ridge, eaves and sides. The existing dormer appears to comply with this being approx. 60cm from the roof ridge, 50cm from the eaves and set well in from the sides. It is considered that there would be scope to enlarge this, provided a gap of 50cm is retained around the dormer and the roof edges. The proposal appears to show the dormer being full width and set close to the roof ridge and eaves. In order to be acceptable it should be reduced slightly in height and width to conform.

It is noted that a number of examples of large rear dormers have been submitted with this pre-planning application. A planning history search indicates that there is either no planning history to support these, or that they are historic applications, granted under very different policy and guidance frameworks. Policy DP24 of the Local Development Framework states that Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions. The examples provided have the following planning history:

- 20 Raveley Street (2012/0037/P) - *Excavation of a light well to the front of the house, with associated bin area and fencing, alterations to the mansard roof windows including new larger windows to the front, installation of a glass box rooflight to the rear and the erection of a single storey lower ground floor rear infill extension to existing dwelling house (Class C3).* Comment: On further investigation it appears that this was not a proposal for a new dormer, but the general maintenance on an existing rear dormer. As there is no other planning history on the site relating to the dormer it is likely that it was installed some time ago without the benefit of planning permission and we would therefore have no control over it. It is not considered that permission would be granted for a new dormer of those dimensions under our current policies
- 27 Raveley Street – No planning history. The site is outside of a conservation area and is a single family dwelling, therefore this may have been erected under permitted development rights. Where an extension complies with the relevant measurements and legislation for permitted development rights there is no obligation for the planning department to be informed of the works. Permitted Development rights for the erection of dormers do not extend to flats, or properties within conservation areas.
- 34 Montpelier Grove – No planning history. It is likely that this dormer was installed without the benefit of planning permission some time ago and would not set a precedent for further development of this nature
- 35 Montpelier Grove – (37315) *The change of use to 5 self-contained dwelling units including works of conversion and the provision of new dormer windows to the front and rear and the erection of an additional storey to the existing rear extension, Granted 23/11/1984.* Comment: Permission was granted in 1984, prior to the area being designated as a conservation area (March 2011) and subject to a very different policy and guidance framework. It would not set a precedent for development of a similar nature under our current policies and guidance.

It is considered that in this instance, as the majority of buildings in the terrace have not been altered at roof level there is insufficient justification to support a rear dormer which does not comply with the measurements as set out in Camden Planning Guidance, but there would be scope for an enlarged dormer which does comply with our guidance.

Furthermore, all recent applications for dormers on Montpelier Grove have proposed dormers which broadly comply with the guidance. It is considered that an overly wide and tall dormer, were it to be approved under current policy and guidance, would set an unwelcome precedent for the rest of the terrace.

With regard to the front dormer, whilst its loss is regrettable as it is an original roof form, it is considered that the principle of a slightly enlarged dormer would be acceptable.

Although front dormer roof extensions are normally not acceptable, as a result of their impact on the streetscene, paragraph 5.7 of CPG1 states that where 'There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm' roof alterations may be considered acceptable. It is acknowledged that in the subject terrace, only three of the eight properties retained their 'original form' front dormer roof projections, however, given the prevailing character and appearance of the street as a whole it is not considered that the loss of the existing narrow dormer for a wider roofprojection would significantly affect the streetscene, or the special character and appearance of the Kentish Town conservation area.

Nonetheless, the proposed dormer should be realigned with the windows below and narrower windows proposed to maintain the hierarchy of windows reducing in width the higher they are on the building.

As there is an existing dormer and terrace at the property it is unlikely that there would be a significant impact on neighbouring amenity, however this will need to be assessed with a site visit once the application is submitted.

I trust this is of assistance, **please note the above information represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.**

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 3366.

Yours sincerely,

Fergus Freaney
Planning Officer
Advice and Consultation Team

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Director

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