

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/01/2015	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/12/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan McClue				2014/7086/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3 Montpelier Grove London NW5 2XD				Land Registry General Map Scale 1:1250, 101014/01; 02; 03; 04; 05; 06; 07 Rev B and 08 Rev B.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Dormer window extensions at front and rear roof level.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	18	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups comments:</b>		None consulted.					

## Site Description

This application relates to 5 storey (including an existing lower ground level and loft) mid-terrace building containing 2 separate residential flats; one the lower ground, ground and first floors and a 2 bedroom flat on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The proposed development relates to the upper floor 2 bedroom flat which already benefits from a bedroom in the loft served by a small rear dormer.

The terraced buildings along both sides of Montpelier Grove benefit from front and rear dormers of various sizes and designs which has set a precedent for the area. Some of these developments have been granted recent planning permission, including the nearby property at 4 Montpelier Grove ref: 2010/6931/P.

The host property is not located within a conservation area nor is it listed.

## Relevant History

None relevant on the application site.

## Relevant policies

### NPPF

#### London Plan 2011

#### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

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

#### Camden Policy Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

## **Assessment**

### **Proposal**

Planning permission is sought for a front and rear dormer and the creation of a new bedroom to the existing 2 bed flat on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

### **Design and Visual Amenity**

Paragraph 5.7 of CPG1 states that roof alterations are likely to be acceptable where there is an established form of roof addition to a terrace. The majority of the buildings within the terrace which the host property forms part of contain an existing front and rear dormer, along with the terrace on the opposite side of Montpelier Grove. While front dormers are generally not considered to be acceptable, such a proposal would be difficult to raise an objection to given the prevailing pattern of development and recent planning approvals on nearby properties.

Paragraph 5.11 of CPG1 relates to dormers and states that they should be set below the ridge and set in from the sloped edge of a hipped roof (usually by 500mm). Both the rear and front dormers have been designed in accordance with this guidance and would be in keeping with the surrounding development. Based on the above, it is considered that the proposed dormer extensions would not result in a material harm to the character and appearance of the host building or the surrounding area.

### **Residential Amenity**

The roof alterations, due to their nature and location on the building, would not be likely to cause a significant harm to the residential amenities of neighbouring occupiers by way of a loss of light or outlook.

The rear elevation already benefits from first, second and third floor windows serving habitable rooms. Therefore, a material increase in existing levels of overlooking would not result. The introduction of a front dormer would not result in a loss of privacy.

### **Quality of Accommodation**

An additional bedroom would be created in the upper level flat and as it would have 3 bedrooms it would require 74sq.m of gross internal area to comply with the London Plan. The resulting floor space of this unit would be 75.7sq.m and the outlook to the rear bedroom (bedroom 3 on the proposed plan) would be improved. Overall, the resulting unit would have a good function, layout and would be dual aspect with all habitable rooms benefitting from a good outlook.

### **Recommendation**

In conclusion, the proposed dormers would be of an acceptable design given the context of the development, would not prejudice the living conditions of any neighbouring occupiers and would provide a good standard of living accommodation for the prospective occupiers of the enlarged upper level flat. Planning permission is therefore recommended.