

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
 County:
 Country:
 Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:
 County:
 Country:
 Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="07834059440"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Single storey rear extension to lower ground floor to include insertion of glazing roof glazing to create new sun-room to left hand side of rear projection
 Single storey extension to ground floor providing covered access to the rear garden to right hand side of the existing rear projection. To feature glazed rooflight and brickwork to match existing

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text" value="30"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Montpelier Grove"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW5 2XE"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="529326"/>
Northing:	<input type="text" value="185349"/>

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

The site falls within the Kentish Town Conservation Area, and it is important that any development preserves or enhances the area. The Council considers that the building makes a positive contribution to the area.

I was able to see that there have been alterations to the rears of other properties in the terrace, and so there is no reason for the existing rear of the site to be preserved as it currently is. The two rear extensions would be relatively small, and would not be inappropriate subject to the correct materials and detailing, and a contemporary approach is considered acceptable. There is no objection to the extension at upper ground floor level, although if the extension corresponds with the existing closet wing extension it would be a more natural arrangement than having a setback. The extension at lower ground floor level would be low down and whilst visible to properties to the rear would not be detrimental to the appearance of the building or the wider conservation area. The other external alterations to the rear are relatively minor and are acceptable subject to detailing. Within a conservation area timber or aluminium would be considered appropriate for windows and the door to the rear, whilst uPVC would not. I would recommend that the new front door be of a traditional design given that it would be visible from the front.

To the front the alteration would be similar to a number that have already taken place elsewhere in the street. When viewing the street I was able to see similar alterations at numbers 29, 32 and 35. Therefore, there is no objection to what you are proposing in that regard.

Neighbouring amenity

Policies CS5 and DP26 are of relevance, and require that the impact on neighbours is acceptable.

The rear extension adjacent to 29 Montpelier Grove would involve the wall of the extension becoming the boundary between the two properties, which would be higher than the existing boundary wall. On site I was able to see that there is only one small window in the neighbouring property which would be affected, and this appeared not to serve a habitable room. Therefore, I do not consider that this extension would impact on the daylight received by this property. The extension would be relatively modest in length, whether or not it extends to the same depth as the existing closet wing extension or is shallower (as the more recent amendment suggests). The shallower depth would allow for a window facing this neighbour, and I do not consider that this window would result in a loss of privacy for them. I expect you have already considered making it obscurely glazed to ensure your own privacy.

The window proposed to be inserted into the existing rear closet wing extension would have practically no impact on neighbours to the rear given the distance involved and it being at lower ground floor level. The blocking up of the window in the side of the existing closet wing extension at upper ground floor level which faces towards 31 Montpelier Grove is also acceptable.

The extension at the lower ground floor level would involve an increase in the height of the boundary wall where it is nearest to the rear of the property. It is difficult to make a full assessment of the impact on the neighbour's window at lower ground floor level without a full set of drawings which are to scale. This window did appear to serve a habitable room, and so it is an important consideration. The worst case scenario is that there would need to be a reduction in the height of the extension to ensure that the window does not suffer a detrimental loss of daylight. However, this may not be necessary and if full drawings were produced a full assessment would be possible. However, there is concern about the terrace above and the steps which provide access to the garden. The terrace itself does not appear large and could not be used as a seating or standing area by anything other than a small number of people. Nevertheless having anyone spending time on the terrace, or simply using it and the steps as a route to the garden below is likely to result in overlooking and a loss of privacy for the neighbouring occupiers with most concern for the lower ground floor level of 31 Montpelier Grove. The privacy screen could mitigate overlooking to a degree, but not completely. It would also result in a sense of enclosure for the neighbour so creating a further problem.

I have considered whether there is an alternative design which would mitigate this. Moving the stairs so they would be adjacent to the closet wing extension, with the terrace made narrower would be an improvement, but there would still in my view be an impact. The proximity to the neighbouring window, coupled with the height of the terrace does make this a difficult issue to address. I can appreciate why moving the access to the garden would be beneficial for how you could use your maisonette, but I can understand why the existing access is where it is: its current location sits partly behind the higher boundary wall and prevents overlooking. I acknowledge that the difficulties do arise due to the lower height of the existing boundary wall between your site and 31 Montpelier Grove, but it is necessary to assess it as it currently is.

Finally, the alteration to the front entrance would not impact on any neighbours.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? Yes No
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

London stock brickwork

Description of *proposed* materials and finishes:

New brickwork to rear projection extension and extending garden walls is to match existing brick

Windows - description:

Description of *existing* materials and finishes:

Timber sash and casement windows

Description of *proposed* materials and finishes:

Metal framed glazing system to lower ground floor sun-room and fixed glass roof light to ground floor extension. New metal doors to rear kitchen opening and metal framed windows to rear projection.
New timber framed window and door inserted in lower ground floor front entrance steps to enclose the front bedroom ensuite.

Doors - description:

Description of *existing* materials and finishes:

Timber framed glazed doors to rear elevation

Description of *proposed* materials and finishes:

Metal framed glazing system to lower ground floor sun-room incorporating glazed door. New metal doors to rear kitchen opening with glass balustrade and metal framed glazed door to ground floor extension to garden

Boundary treatments - description:

Description of *existing* materials and finishes:

London Stock garden walls between rear gardens

Description of *proposed* materials and finishes:

Brickwork to extend garden walls vertically in brickwork to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

140

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Residential flats

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Sophie Elmhirst Number: 30 Suffix: B House name: Street: Montpelier Grove Locality: Town: London Postcode: NW5 2XE	25/01/2015
Name: Lola Somefun Number: 30 Suffix: C House name: Street: Montpelier Grove Locality: Town: London Postcode: NW5 2XE	25/01/2015
Title: Mr First name: Grant Surname: Straghan Person role: Agent Declaration date: 26/01/2015 <input checked="" type="checkbox"/> Declaration made	

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 26/01/2015