

Mr Grant Straghan
deDraft Ltd
101 Brettenham Road
London
E17 5AZ

Application Ref: **2015/0376/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

6 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 Montpelier Grove
London
NW5 2XE

Proposal:
Erection of ground floor rear infill extension with rooflight; alterations to rear windows at lower ground and ground floor including double doors to lower ground patio and juliet balcony to ground floor window; enclosure of area beneath access stairs in front elevation.

Drawing Nos: S001, S002 Revision B, S100 Revision A, S101, S200, S201, A001 Revision C, A200 Revision B, A201 Revision B, A300 Revision B, A301 Revision B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

S001, S002 Revision B, S100 Revision A, S101, S200, S201, A001 Revision C, A200 Revision B, A201 Revision B, A300 Revision B, A301 Revision B.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The rear infill extension encloses the rear garden access and will extend sideways from the existing ground floor rear wing. The scale is modest in relation to the host property and the design and contemporary materials including the glazing and metal framing are considered appropriate at the rear of the property.

The changes to the rear windows at ground and lower ground floor, to be replaced with double timber framed doors and to include a glass balustrade at ground floor, as well as the two additional windows in the existing rear extension, are considered acceptable in location, size and design. The timber and aluminium frames are sympathetic to the host building and the brick lintel shall be retained at the ground floor around the double doors. The glass balustrade, although of a contemporary design, shall be consistent with the appearance of the glazed extension. The changes are not considered harmful to the character and appearance of the conservation area.

The revised layout to the front elevation is considered acceptable as it matches other examples of this along the street and will not be widely visible in the streetscene, preserving the character of the conservation area.

Although the proposed rear extension will have a greater height than the existing boundary wall, it is considered modest in depth and will only affect one small window at 29 Montpelier Grove which is not a habitable room; therefore it is considered the extension would not impact daylight or outlook to the neighbouring property.

Some light may be emitted from the extension through the glazed roof; however its use as a corridor is not likely to cause significant nuisance and would not create overlooking due to the oblique views. Overall, the proposed development is considered acceptable in terms of amenity.

There was one objection received in relation to this application which has been taken into consideration in assessing the development and the site history has also been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under S.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment