



Supporting Design & Planning Statement

In support of the proposed development at 47 Montpelier Grove, London NW5 2XG

October 2015 v1.0
(Submission Document)

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Issue and revision notes

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1. Introduction

This Design & Planning Statement has been produced in support of the householder planning application at 47 Montpelier Grove, London NW5 2XG. The proposed works are for:

- (a) the erection of a single storey side infill extension with sloping glass roof and doors extending across the existing closet wing to the rear of the dwelling house at lower ground floor level;
- (b) the enlargement of the existing front dormer window; *and*
- (c) the reconstruction of the existing rear dormer to include full-height doors set behind a metal balustrade forming a new roof terrace.

This document explains how the proposals were devised to comply with current planning policy and guidance, how neighbouring amenity is protected and how the appearance of the Kentish Town Conservation Area is preserved. Each proposal will be discussed in turn.

2. Existing building



Above: site location plan showing application site in red

47 Montpelier Grove is a five-storey mid-terrace dwellinghouse consisting of lower ground (LG), upper ground (UG), first, second and third (loft) levels. The property is situated within the Kentish Town Conservation Area (Kentish Town CA) and is not listed. Properties along this terrace are numbered clockwise in consecutive order.

3. Proposal A: single storey side infill extension

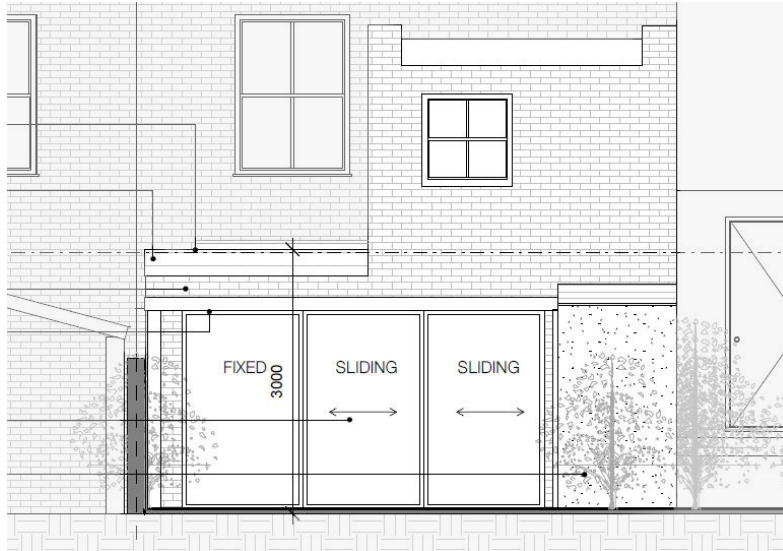
It is proposed to construct a single storey side infill extension to the rear of the property next to the existing two storey closet wing. This extension will consist of bi-folding or sliding metal doors extending across the existing closet wing and a glass roof sloping down to the existing boundary wall. The extension will not project further into the rear garden than the existing closet wing.

The bulk of the proposed infill extension will be contained within the existing walls and below the rear garden level. Given its location at lower ground floor level, private views towards the proposed extension will be limited by the existing boundary screening.



Above: an infill extension shown at the rear of 45 Montpelier Grove

An infill extension, albeit of greater depth, is situated to the rear of 45 Montpelier Grove. More recently, a similar rear and side infill extension was permitted at 44 Montpelier Grove (ref: 2013/1427/P). The following statement is from the officer's report for the approved scheme at 44 Montpelier Grove: *"the proposed extension is considered to be of an acceptable scale and bulk, particularly since it would not project further into the rear garden than the existing rear closet wing [...]. This type of infill extension is common to the area, with a similar lean-to glazed conservatory at the adjoining property, No. 45."* It continues: *"the proposal would comply with policies DP24 and DP25 of the Development Plan, and the advice given within CPG1. The proposal would not raise any issues with regard to harm to residential amenity through loss of daylight/sunlight, loss of privacy or overshadowing, since it [...] would not project further into the rear garden than the existing closet wing."*



Above: infill extension with quasi full-width doors approved at 44 Montpelier Grove in 2013

The officer's statement for 2013/1427/P concludes: *"Although the glazing would extend across the closet wing, giving the extension a full-width appearance, this is considered acceptable given its position at lower ground floor level, with limited private views ensuring it would not detract from the appearance of the original building."*

4. Proposal B: enlargement of the existing front dormer window

It is proposed to replace the existing front dormer with an enlarged front dormer measuring 2820 mm wide and constructed using matching materials. The dormer is to be aligned with the fenestration on the lower floors and will project no further towards the front than the existing dormer. The dormer will remain subordinate to the host building (which is of considerable bulk and size) and will be of similar size to other dormers within the terrace.

A distance of 1355 mm will be maintained between the dormer sides and the party walls. This gap is more than double the minimum requirement of 500 mm indicated in *Camden CPD 1 (Design)*. In addition, gaps of 720 mm and 1150 mm are upheld between the dormer edges and the ridgeline and eaves (respectively). This is similar to existing.

Within this short terrace of 5 properties, 3 properties have had dormer enlargements built or approved. Within the street as a whole, over 50% of all properties display enlarged front dormers, many of which have been granted within the past 5 years.



Above: a series of similar front dormer enlargements along Montpellier Grove (#43 shown on the right)



Above: more than 50% of all properties along Montpellier Grove display front dormer enlargements

Situated opposite the application site, the 3300 mm wide front dormer approved at 4 Montpellier Grove (2010/6931/P) was considered to be *“well set in from the roof ridge, lower eaves and sides of the roof and [...] subordinate in size and setting within the existing roofscape”*. The report concludes that *“due to its scale and sensitive design the proposal is not considered to harm the appearance of the host building or the terrace of which it forms a part”*.

At 32 Montpellier Grove, a front dormer measuring 3200 mm wide was approved in 2012 (2012/2661/P). The officer’s report acknowledged that *“in the subject terrace, four of the seven 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 roof projection would significantly affect the streetscene, or the special character and appearance of the Kentish Town conservation area.”* The report concludes that the front dormer *“would be in keeping with the prevailing character and appearance of the streetscene. On balance it is not considered that the proposed replacement dormer would cause such material harm to the terrace or the*

character and appearance of the conservation area that would justify refusal of permission". Finally, the report notes that "the Kentish Town Conservation Area Appraisal and Management Strategy (2011) does not make specific reference to the front dormers in Montpellier Grove. The proposal is accordingly considered to be in general compliance with policies CS14, DP24 and DP25 of the LDF".

Even more recently, a 2800 mm wide dormer was approved nearby at 41 Montpellier Grove (ref: 2014/5213/P). The delegated report reads that "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 roof projection would significantly affect the streetscene, or the special character and appearance of the Kentish Town conservation area. In the context of a wide variety of large and differently designed dormers in the area, this is considered acceptable. The proposal is considered acceptable in terms of its scale and bulk, complying with detailed advice set out in CPG1, Policies DP24 and DP25 of the Development Plan."



Above: front dormer enlargement approved in 2014 at 41 Montpellier Grove. The acceptance of thick edges and lack of vertical alignment shows how varied the terrace is in terms of front dormer designs.

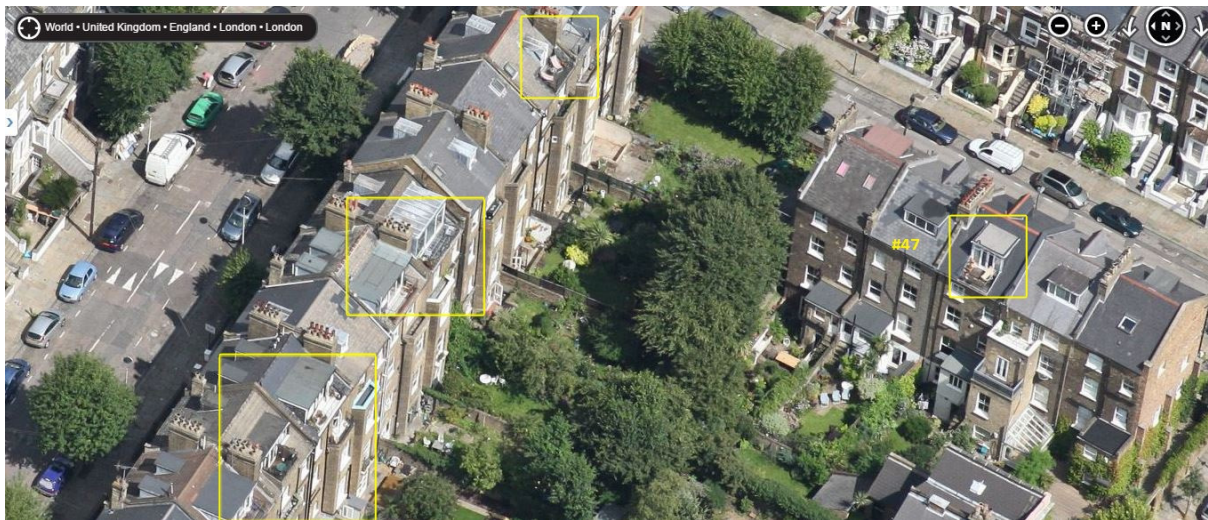
5. Proposal C: reconstruction of rear dormer with roof terrace

It is proposed to reconstruct the existing 3000 mm wide rear dormer to include full-height doors set behind a metal balustrade forming a new roof terrace. The width of the new dormer will remain as existing albeit centrally aligned with the party walls. The distance between the party walls and the dormer edges is to be kept at 1250 mm whilst the roof ridgeline is to be situated 720 mm away from the top of the reconstructed dormer (similar to

the existing situation). The new dormer will not project any further to the rear than the existing dormer.

The sliding or bi-folding doors are to be of matching materials whilst the metal balustrade will be painted black in order to blend into the roofscape. The metal balustrade will line up with the existing balustrade at 46 Montpelier Grove.

The roof terrace will be of limited surface area and only accessible via a bedroom in order to discourage larger groups sitting on the terrace for longer periods of time. The principle of a rear-facing roof terrace was recently accepted at 44 Montpelier Grove (ref: 2013/6363/P) where the case officer concluded that “*it is not considered that [the roof terrace] would result in a significant loss of privacy*”. There is a substantial distance between the proposed terrace and neighbouring windows (especially those affording direct views).



Above: examples of rear-facing roof terraces (without setback) highlighted along Ospringe Road and Montpelier Grove

Whilst it is acknowledged that the proposed roof terrace is not set back from the building line, it has been designed to blend it with the existing roof terrace at 46 Montpelier Grove whilst appearing indiscernible when seen from afar. Due to the considerable height of the 5 storey building, the lower part of the full-height dormer will not be visible from the majority of private vantage points and in any case will not be visible from the public realm. The rear-facing roof terrace at 4 Montpelier Grove (ref: 2010/6346/P) did also not provide a setback of 1.4m from the building line but was approved nevertheless due to being situated “*within the locality of varying roof terraces*”. Within the same block (facing the rear of the application site), there are further examples of roof terraces along Ospringe Road that are not set back from the rear building line. It is therefore considered that further development of a similar form would not cause additional harm.



Above: the lower part of the existing dormer is not visible when seen from various vantage points



Above: existing metal balustrade at 46 Montpelier Road is unapparent when seen from gap in Countess Road



Above: roof terraces at 46 Montpelier Grove (left) and Ospringe Road (middle and right) highlighting prevalent lack of setback from building line

6. Conclusion

The proposed single storey side and rear infill extension will project no further into the rear garden than the existing closet wing. The bulk of the extension will be contained within the lower ground floor patio thus ensuring limited private views. An even deeper infill extension exists at 45 Montpelier Grove whilst more recently (2013) a similar side and rear infill extension was approved at 44 Montpelier Grove under an identical planning policy framework.

A front dormer measuring 2820 mm is proposed to replace the existing dormer. The dormer will consist of materials to match and has been designed in accordance with Camden planning guidance *CPG1 (Design)*. Dormer enlargements of similar and even greater widths have recently been approved at 32 and 41 Montpelier Grove, both of which are also situated within Kentish Town CA.

Finally, it is proposed to reconstruct the existing 3000 mm wide rear dormer to include full-height doors set behind a discrete metal balustrade forming a new roof terrace. The principle of rear-racing roof terraces has recently been established at 44 Montpelier Grove whilst several roof terraces have been constructed within the vicinity without being set back from the rear building line. For the most part, the lower part of the proposed replacement dormer will be obscured from view due to the considerable high of the building.