

Mr Andy Down  
Archplan  
1 Millfield Place  
London  
N6 6JP

Application Ref: **2015/3485/P**  
Please ask for: **David Glasgow**  
Telephone: 020 7974 **5562**

8 October 2015

Dear Sir

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**32 Montpelier Grove**  
**London**  
**NW5 2XE**

Proposal:  
Erection of front and rear dormers to flat (Class C3).

Drawing Nos: Site Location Plan; MG05D; MG06D; MG07E; MG08E

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policy 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: Site location Plan; MG05D; MG06D; MG07E; MG08E

Reason:

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

#### Informatives:

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The proposed dormers, although larger than the dormers previously approved at the site under application refs: 2012/0982/P and 2012/2661/P, comply with CPG1 (Design) with respect to their size, design and location; being set in excess of the minimum 0.5m below the roof ridge and above the eaves, and aligning with lower floor windows. The proposed materials of slate cheeks and roof and slim framed timber windows are considered appropriate to the character of the host building and conservation area. Although relatively large the rear dormer complies with CPG setback requirements, and this in combination with the use of appropriate materials is considered sufficient to mitigate the visual impact of its bulk. The proposed dormers are considered to be in keeping with the prevailing form of roof extension along Montpelier Grove and are not considered to result in harm to the host building, streetscene or conservation area.

The proposed dormers will not result in any loss of sunlight, daylight outlook or privacy to neighbouring occupiers.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to 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, CS6 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 3.5, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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