

Mr Glen Christen  
Bonnystreet Planning Limited  
1 Howitt Close  
Belsize Park  
London  
NW3 4LX

Application Ref: **2015/5981/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

11 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**47 Montpelier Grove**  
**London**  
**NW5 2XG**

Proposal:  
Erection of single storey rear/side infill extension, enlargement of front dormer and reconstruction of existing rear dormer.

Drawing Nos: Design & Planning Statement, Location plan, DWG-EX-01, DWG-EX-02, DWG-EX-03, DWG-EX-04, DWG-EX-05, DWG-PRO-01 Rev A, DWG-PRO-02 Rev A, DWG-PRO-03 Rev A, DWG-PRO-04 & DWG-PRO-05 Rev A

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 Design & Planning Statement, Location plan, DWG-EX-01, DWG-EX-02, DWG-EX-03, DWG-EX-04, DWG-EX-05, DWG-PRO-01 Rev A, DWG-PRO-02 Rev A, DWG-PRO-03 Rev A, DWG-PRO-04 & DWG-PRO-05 Rev A

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed single storey lower ground floor rear extension and the enlarged front and rear dormers would be acceptable in principle and in accordance with Camden Development plan policies. The existing front pitch roof dormer would be enlarged and converted to a flat roof dormer with a three panel window design to reflect the fenestration below. The enlargement and conversion to a flat roof dormer style would reflect the prevailing character on Montpelier Grove where there are numerous similar front dormer extensions. Planning approval was recently granted for the enlargement of the front dormer window opposition no 3 Montpelier Grove reference 2014/7086/P. The proposed enlargement of the existing rear flat roof dormer would maintain the dormer as a subordinate feature on the roof scape and reflect design dimensions in CPG1. Guidance in CPG1 considers a roof extension that reflects an established roof form or that is architecturally sympathetic to the age and character of the building to be considered acceptable.

The proposed lower ground floor rear and side full width extension would be a departure from the traditional closet wing design on the rear elevations along the group of terraces. However the location of the extension on the lower ground floor would be set one storey below the existing two storey closet wing, considered to maintain the appearance of a closet wing on the rear elevation. The modest extension would be hidden from the street scene and absorbed by the mass of the host property. A full width extension was recently approved at no 44 Montpelier Grove on an end of terrace site with greater visibility from the street scene. The proposed sloping roof on the rear extension reduces the bulk upon the host property and is considered to be subordinate and acceptable to design guidance in

CPG1.

The neighbouring amenity would not be harmed by overshadowing or overlooking to an unreasonable level in accordance with Policy DP26 of the Camden LDF.

14 Neighbouring occupiers were consulted on the application. No comments 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 (EER) 2013.

As such, the proposed development is in general accordance with policy CS1, CS5, 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 2015; and paragraphs 14, 17, 56-66 and 125-141 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', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment