

Mrs Virginia Barbisan  
Studio Vimini  
147 Russell Avenue  
London  
N22 6PY

Application Ref: **2016/1082/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

26 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**22 Montpelier Grove**  
**London**  
**NW5 2XD**

Proposal:

Erection of single-storey rear and side infill extension as replacement for existing conservatory, erection of rear extension at 2nd floor level above existing rear closet wing, plus creation of 1st floor roof terrace with parapets above existing rear addition.

Drawing Nos: Location plan (1602 -01); 1602-02; 1602-03; 1602-04; 1602-05; 1602-06; 1602-08; 1602-09; 1602-12; 1602-13; 1602-14; 1602-15 A; 1602-18 A; 1602-19; Design and Access Statement.

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- Location plan (1602 -01); 1602-02; 1602-03; 1602-04; 1602-05; 1602-06; 1602-08; 1602-09; 1602-12; 1602-13; 1602-14; 1602-15 A; 1602-18 A; 1602-19; Design and Access Statement.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear glazed extension would replace the existing conservatory in size and would also infill the patio space between the boundary side wall with no.23 and main host building. It would be similar in size, design and form to other extensions in nearby houses. The simple modern design and materials and the modest overall size is appropriate for the host building and subordinate in scale and setting.

The 2nd floor rear extension would normally be unacceptable as it is less than 1 full storey below the roof eaves, contrary to Council's design guidelines. However in this case, 2nd floor extensions are evident at nos. 17, 18 and 20 and a similar extension was recently approved at no.24 in May 2011. In this instance, the 2nd floor extension would be similar in location, size and design and, in this context, would not harm the character and appearance of the host property and surrounding terrace of properties nor harm the character of the conservation area.

Roof terraces are common features within the terraced group and are of varied sizes and locations. The proposed 1st floor terrace on an existing rear addition is modest in size and its timber parapets will not add any harmful bulk.

The proposed extensions would be largely visible from private views and are in the context of a much altered terrace of properties. Overall, it is considered that the design, size and use of materials in this location would not have a harmful impact on the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

Reform Act 2013.

Due to the size and location of the proposed extensions and roof terrace in relation to neighbouring windows, there would be limited harm to the amenity of adjoining residential occupiers in terms of the loss of light, outlook, privacy and light spill.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 2015; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

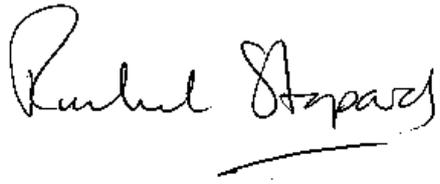
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities