

PLANNING APPLICATION SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

25 Montpelier Grove,
London. NW5



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Background

The site consists of a 4 storey period building located within Montpelier Grove in the London Borough of Camden.

The site is surrounded by similar period terraced buildings of residential use.

The site is not listed or located within a conservation area.

The subject site has been subdivided into three self contained flats.

Introduction

This application proposes the introduction of extensions and alterations designed to improve the residential accommodation offered within the building.

We propose:

ground floor rear extension

ground floor side bay window extension

alterations to the first floor flat including relocation of the existing external staircase and rear Juliette balcony

second floor extension

new enlarged front and rear dormer windows

new railings to the existing terrace

replacement of all existing windows.

The Site

25 Montpelier Grove is a large traditionally constructed terraced dwelling located within a residential area. The adjacent buildings are of similar bulk, scale and design and feature a mixture of single family dwellings and self contained flats formed via conversions.

The site features three full floors of accommodation with an additional storey of accommodation formed within the roof structure. The site is arranged as three self contained flats featuring:

A ground floor flat two bedroom flat with private rear garden area

A two bedroom first floor flat with private rear garden area accessed via an external staircase

And a two bedroom maisonette at second and third floor levels with private roof terrace

The site is the subject of a planning approval listed below.

Adjacent properties have been the subject of planning approvals for proposals similar to those featured within this application.

Planning history

A search of local planning records revealed the following planning history for both properties:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
34402	25 Montpelier Grove, NW5	The Change of use to three self-contained dwelling units including Works of conversion, the enlargement of the front dormer, enlargement of the existing ground. floor rear extension and alteration to the roof at the rear.	FINAL DECISION	22-06-1982	Conditional

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Montpelier Grove is located within walking distance to the local services and facilities provided within the Kentish Town area.

Economically, these minor alterations and extensions will potentially increase its value and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

Design

This application proposes a number of extensions and alterations designed to improve the external appearance of the building and the internal accommodation offered.

External works have been designed in consideration to the traditional nature and architecture of the building and utilise traditional materials found within the material palette of the surrounding area.

The proposed extensions have been designed with careful consideration to neighbouring buildings, giving due regard to the bulk of adjacent buildings and with due regard to daylight and sunlight provision. The proposed second floor extension is of similar bulk and scale to that of the neighbouring building which was constructed with the consent of the Local Planning Authority.

Proposed front and rear dormers have again received design treatments similar to adjacent developments that have received the support of the Local Planning Authority.

During the course of the proposed works the building will receive external improvements which include replacement timber windows and external redecoration works.

Use and amount

The buildings currently features three self contained flats of the following existing floor areas:

Ground floor 65 m2

First floor 50 m2

Second/ third floor 84 m2

We propose to extend the building and provide internal alterations, the proposed scheme will provide the following floor areas:

Ground floor 79 m2

First floor 50 m2

Second/ third floor 101 m2

Scale

The scale of the building will alter with the addition of the proposed extensions.

Appearance

The property will have an improved external appearance following the proposed works and will improve the elevational treatments and make a positive impact on the general appearance of the street scene.

Photographs of the site



Front elevation



adjacent building showing front dormer windows



adjacent building showing front dormer windows



Rear elevation



Rear elevation



Rear elevation showing adjacent dormers and second floor extension

Delegated Report

14/10/2010 N/A / attached

23/09/2010

Elizabeth Beaumont 2010/3054/P

24 Montpelier Grove
London
NW5 2XD
Please refer to decision notice

Change of use from single dwellinghouse to two three-bedroom maisonettes and erection of second floor rear extension (Class C3).

Grant planning permission subject to a S106 Legal Agreement

Application Type: Full Planning Permission

Conditions or Reasons

for Refusal:

Informatives:

Refer to Draft Decision Notice

Adjoining Occupiers: No. notified **09** No. of responses

No. electronic

00

00

No. of objections **00**

Summary of consultation

responses: None received.

CAAC/Local groups

comments: N/A

The site is located on the east side of Montpelier Grove opposite the junction with Dunollie Road in the Caversham Neighbour Renewal Area. Montpelier Gardens, designated Private Open Space is located to the rear of the site. The building comprises a three storey mid-terraced property with a loft conversion and two storey half-width closet wings with a mono-pitched roof in use as a single family dwelling house. The property has previously been extended at ground floor level. The surrounding area is predominantly residential. The building is not listed and is not located within a conservation area.

24/07/1969 – **p.p. granted (7289)** for the erection of a rear addition at ground floor level at 24 Montpelier

Grove, Camden.

30/06/1995 – **p.p. granted (9500928)** for the erection of a two storey front bay window.

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

H1 (New housing)

H7 (Lifetime homes and wheelchair housing)

H8 (mix of units)

T3 (pedestrians and cyclists)

T8 (Car free housing and car capped housing)

LDF Core Strategy and Development Policies

Core Strategies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

Development Policies

DP2 (Making full use of Camden's capacity for housing)

DP5 (housing size mix)

DP6 (Lifetime homes and wheelchair homes)

DP17 (walking etc)

DP18 (Parking standards and the availability of car parking)

DP19 (Managing the impact of parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development

Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in

the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even

though at this stage they have yet to be formally adopted by the Council. Where there is a conflict

between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to

follow the latter. However prior to formal adoption UDP policies should still be taken into account as the

Council's adopted Development Plan.

Proposal – Permission is sought for the following:

- Change of use from 6 bedroom single family dwelling house to a 3-bedroom maisonette on the ground and first floor with garden access and a 3-bedroom maisonette on the second and third floor.
- Erection of an extension at rear second floor level on the existing pitched roof rear wing and matching its depth and width, measuring 5m deep, 3.5m wide and 1-3m high.
- The proposal materials would be brickwork to match existing. The extension would include one window on the rear elevation and a parapet wall.

Revision – the proposed height of the second floor extension was reduced by 0.4m in order to address concerns with the amenity of the neighbouring occupiers.

Principle of development - Policy states that the Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides additional residential accommodation provided that the accommodation reaches acceptable standards. The proposal to increase the number of units is therefore welcomed.

The proposal would result in the loss of a large family sized unit and the creation of two good sized family sized units. Only the unit on the lower levels would have access to amenity space however Montpelier Gardens is located to the rear of the application site. The proposed floorspace of the lower maisonette would be approximately 136m² and the upper maisonette would be 95m² for the upper unit with all bedrooms above 11m². The proposal would result in the creation of generously sized units with floorspace and bedroom sizes that comply with the residential standards set out in the Camden Planning Guidance 2006.

Design – The application site is located within a terrace with two storey rear additions with sloped roofs set in pairs. The original design and proportions within the two storey sloped roof rear additions can be clearly appreciated. The rear elevation of part of the terrace is only visible from the access route to the Luther-Tyndale Memorial Church accessed via Leighton Crescent. However the rear of this terrace is not unaltered and there are a number of variations along the rear elevation of the terrace with extensions at ground floor, first, second and at roof level. Nos. 20, 18, 17, and 13 are examples where the sloped roof of the original rear wings has been removed and replaced with a second floor extension. There are no records of planning permission being obtained for most of these alterations. Planning permission (2007/5288/P) on the 12/12/2007 was approved within the context of the current UDP for a two storey rear extension at no. 17 Montpelier Grove which appears to have been implemented.

Camden Planning Guidance 2006 specifies that rear extensions should be designed to be 'subordinate to the building being extended, in terms of location, form and scale'.

Furthermore 'extensions should respect the historic pattern and established grain of the surrounding area'. The guidance states that extensions less than one full storey below eaves height should generally be discouraged. As the existing two storey addition is half a storey below the floor levels within the host building, the proposed extension which only rises 1m above its ridge line would still be half a storey below the roof eaves of the main building. The proposed extension is therefore considered to be subordinate to the host building in terms of scale and bulk. Furthermore the precedent has effectively been established by the recent permission for the 2nd floor rear extension at no.17 as noted above.

Lifetime Homes – With regard to lifetime homes, the applicant has provided commentary as to where the

scheme can adhere to lifetimes home standards. However, it is acknowledged that the proposed development

involves the conversion of an existing building making all standards difficult to achieve.

Amenity – The extension would be 1m higher at the boundary with no. 25 Montpelier Grove for a length of 4.9m above the existing two storey rear extension. There is a window on the rear elevation of the host building at second floor level which is positioned approximately 0.6m from the extension. From the predominant pattern of the internal layout of these building,s it is likely that this window would serve a stairwell, a non-habitable room.

The property most affected by the existing to the closet wing would be the neighbouring property at no. 23

Montpelier Grove. This property is stepped down from the application site, resulting in the windows on the rear elevation stepped down from those at no. 24. It is considered that the ground floor window and door are already overshadowed by the existing closet wings and the proposed extension would not significantly add to this. The extension would be 3m higher than the eaves height of the existing closet wing. In order to address the potential impact of the development on the levels of sunlight/daylight of the first and second floor window on the rear elevation of no. 23, the proposed height of the extension was reduced by 0.4m. A 45 degree loss of light test was then undertaken which indicated there would be no significant loss of light to these windows following the revision to the scheme. It is therefore considered that the proposal would not have a detrimental impact on the levels of sunlight/daylight of the neighbouring properties in comparison to the existing situation. It is considered that given the existing two storey closet wing the extension would not have a detrimental impact on the outlook or create a sense of enclosure for neighbouring occupiers and residents in comparison to the existing situation.

Cycle Parking – Camden's Parking Standards states that two cycle parking spaces should be provided for larger residential units, in this proposal 4 cycle storage/parking spaces are required. However there is not provision for the required amount of cycle storage/parking in the proposed design. It is considered that, as only minor alterations are proposed to the ground floor and access to the units above is via existing stairs, it would be inappropriate and overly onerous to insist that cycle parking be included with the design. It is therefore considered that in this case Camden's parking standards for cycles should be waived.

Transport – There is no vehicular access to the site and none is proposed. The site has a Public Transport Accessibility Level (PTAL) of 4 (good) and is within a highly stressed Controlled Parking Zone. It is therefore considered that in accordance with policy, as the proposal results in the creation of an additional unit, one of the new residential units should be designated as car-free through a S106 planning obligation.

Recommendation – Grant planning permission subject to a S106 Legal agreement on car-free for 1 unit.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

SR

RECEIVED 20 JUL 2005

Alexandra Lamboura
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Application Ref: **2005/2094/P**
Please ask for: **Grant Leggett**
Telephone: 020 7974 **5562**

18 July 2005

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

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

Proposal:
Construction of a front and rear roof extension.
Drawing Nos: SITEPLAN ; PHOTOS X 4 ; 01; 02 ; 03 ; 04 ; 05 ; 06 ; 07 ; 08 ; 09 ; 10 ; 11 ;
12 ;

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 five 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).



INVESTOR IN PEOPLE

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Director
Peter Bishop

- 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 policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

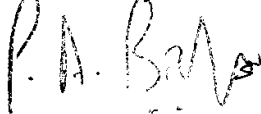
Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN3, EN19 and EN24. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)