

Damon Peddar
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22 Redfern Road
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N10 9LB

Application Ref: **2016/3307/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

4 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flats 1
2 & 3
25 Montpelier Grove
London
NW5 2XD**

Proposal:

Erection of rear extensions at ground and second floor levels; enlargement of existing dormers to front and rear; installation of terrace at first floor level and juliet balcony at second floor level to rear; and various external alterations

Drawing Nos: 160401/01; 160401/02; 160401/03; 160401/04; 160401/05; 160401/06; 160401/07 (Rev A); 160401/08; 160401/09 (Rev A); 160401/10 (Rev A); 160401/11 (Rev A); Design & 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 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: 160401/01; 160401/02; 160401/03; 160401/04; 160401/05; 160401/06; 160401/07 (Rev A); 160401/08; 160401/09 (Rev A); 160401/10 (Rev A); 160401/11 (Rev A); Design & Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension at second floor level is considered acceptable as it would be secondary to the host property and be consistent with development carried out at several nearby properties including the adjoining neighbour at no.24. The rear extension at ground floor level is a subordinate addition that would align with the depth of the extension at no.26. The terrace above would cover only a small area so as not to overwhelm the extension and its scale is therefore acceptable in design terms.

Although the front and rear dormers would be enlarged, in this case it is considered acceptable as the proposed size corresponds with the size of the dormers on surrounding properties and as such would make the roofline more coherent. The detailed design and use of materials is considered to be an improvement to the existing situation.

While it is noted that the terrace at roof level never received planning permission it would appear lawful under the four year rule and the replacement of the balustrade would improve the existing situation. Further alterations include the installation of a Juliet balcony at second floor level and the replacement of single glazed windows with double glazed units. These are considered to be acceptable alterations which would not harm the fenestration or appearance of the property.

The proposal is considered to preserve 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. By virtue of the small size of the first floor terrace and the retained parapet wall to the side, it would not lead to loss of privacy to no.26. Due to their location and scale, the extensions at ground and second floor level would not lead to loss of daylight/sunlight or reduced sense of outlook.

No objections have been received prior to making this decision. The planning history of the site has been 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 the London Plan 2016 and the National Planning Policy Framework.

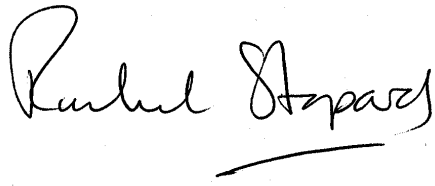
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities