

Mr Alan Chandler
Arts Lettres Techniques
33 Arlington Road
London
NW1 7ES

Application Ref: **2016/3800/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

26 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Upper Flat
38 Montpelier Grove
London
NW5 2XE

Proposal:
Enlargement of front dormer and erection of rear roof terrace to dwelling house (Class C3).
Drawing Nos: MG2; MG3 Rev A; MG1 Rev A; MG 5; MG4 Rev A; MG03; MG00; MG01;
MG02; MG04

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 MG2; MG3 Rev A; MG1 Rev A; MG 5; MG4 Rev A; MG03; MG00; MG01; MG02; MG04

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear dormer with inset terrace and enlarged front dormer would be acceptable in principle and by reason of its scale, location and size, is in accordance with Camden's policies for roof alterations thereby not causing significant harm to the character of the host building or the Kentish Town Conservation Area. The existing front pitch roof dormer would be enlarged and converted to a roof dormer with a three panel window design to reflect the fenestration below. The proposed enlargement of the rear dormer would reflect the prevailing character of Montpelier Grove where there are numerous similar roof extensions, and materials would match the existing so as to ensure the addition integrates with the host building to a high standard, with the use of timber framed windows and slate tile roofing. As such it is considered the proposal is not out of character with the host building or the surroundings by way of design.

To the rear, the proposed dormer and inset terrace would be set down sufficiently below the roof ridge, eaves, and side boundaries, with the inset terrace of depth 0.5m set in from the eaves by 1.4m in accordance with the guidance pertained within CPG1. The proposal would reflect design dimensions in CPG1 as well as similar dormer windows and rear roof extensions to surrounding properties. Due to the prevailing character of the street, it would be unreasonable to refuse the proposal on the basis of design, scale, size and/or bulk. Nearby properties No. 41 and No. 43 Montpelier Grove have been granted planning consent for similarly sized rear roof extensions, and on balance, in the context of the surroundings and the group of 8 terraces for which this property forms a part of which includes a variety of large dormers, the proposal is considered acceptable.

No impacts in terms of residential amenity would arise due to the additions not extending the built footprint significantly, and the fenestrations proposed would be installed where existing potential for overlooking already is. No side facing windows

are proposed. As such the neighbouring amenity would not be harmed by overshadowing or overlooking in accordance with Policy DP26 of the Camden LDF.

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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 the Kentish Town Neighbourhood Forum Plan, 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 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in

your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

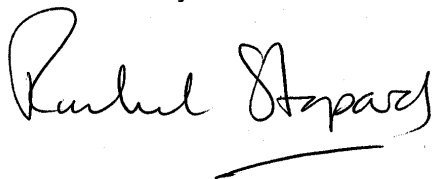
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities