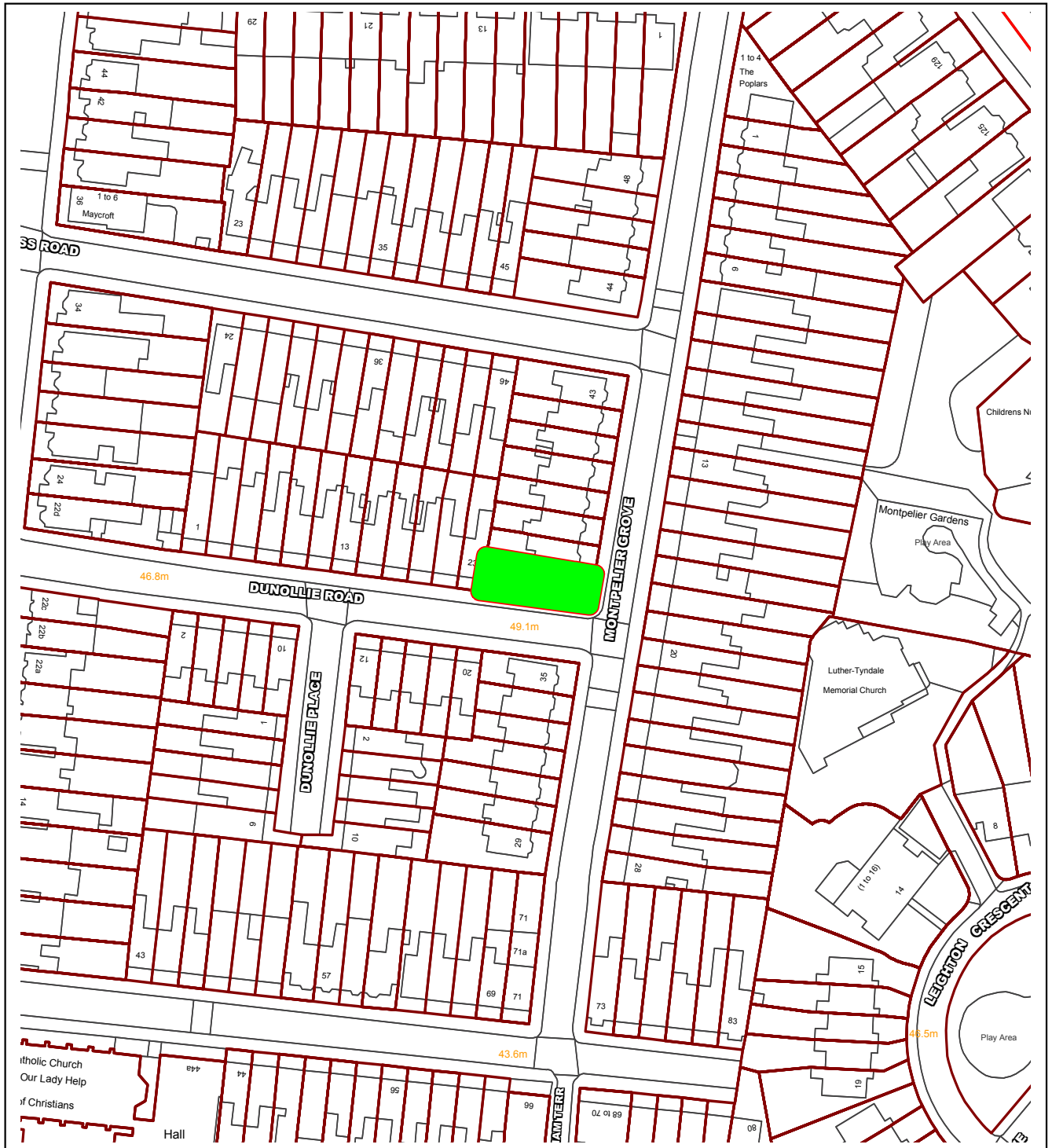


# Flat C 36 Montpelier Grove NW5 2XE (2018/4494/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Image 1. Flank elevation





Image 2. General views along Monpelier Grove



Image 3. Aerial view showing the various size and scale of dormer extensions.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>14/11/2018</b>
Member's Briefing		N/A / attached		<b>Consultation Expiry Date:</b>	<b>17/11/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2018/4494/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat C 36 Montpelier Grove London NW5 2XE			See decision notice.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of dormer roof extension to the rear elevation.					
<b>Recommendation(s):</b>		Granted Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	01
Summary of consultation responses:	Site notice displayed 24/10/2018 to 17/11/2018 Press notice was published on 25/10/2018 to 18/11/2018.  No comments have been received.					
Kentish Town CAAC	<p>Object – The proposed dormer roof extension is very large and is not considered to make a positive contribution to the surrounding house. It breaks the important composition of the roof lines and thus do not maintain the special character of the area .(6.2 Kentish Town Conservation Area appraisal and management strategy ) Also the size of the proposed Windows has the potential for overlooking surrounding properties and thus causing loss of privacy to neighbours</p> <p><b>Officer Comments are listed below:</b></p> <ul style="list-style-type: none"><li><i>The proposed dormer extension would measure approximately 2.5m in height x 2.7m in depth and 3.5m in width. The proposed dormer extension would be compliant with Camden SPG guidance and would be appropriately set back from the roof eaves by 0.9m and the roof ridge by approximately 0.8m, the roof addition is considered to be a subservient addition in regards to its bulk and scale.</i></li><li><i>The design of the dormer extension has been revised to take into consideration the objection received. The fenestration treatment was amended to include two timber sash windows that would limit the expansion of glazing to the rear and would represent subservient additions to the dormer extension being proposed. The proposal would not have an impact with overlooking into the gardens that would be detrimental nor would the proposal have exacerbate the impact with loss of privacy given there is no windows to the flank elevation with no. 23 Dunollie Road.</i></li></ul>					

### Site Description

The application site is located on the western side of Montpelier Grove and comprises a three-storey end of terrace house with basement level. The host building consists of 3 x self-contained flats. The surrounding residential area is characterised by similarly designed terraced houses with rear projections. The application is within the Kentish Town Conservation area.

The site is within a group of buildings (Nos. 36-43) which form an historic group of similar architectural style and character. Three of the eight dwellings have dormer roof extensions to the front and rear elevations. At Nos. 29 – 35 (south of the host building) four of the eight buildings have front and rear dormers, including the end of terrace property with the junction of Dunollie Road.

## **Relevant History**

### **Host Building**

2010/2395/P: Planning permission for the erection of an outbuilding in rear garden ancillary to lower ground floor flat (Class C3). **Granted** on 30/06/2010

8701160: Planning permission for the conversion of three-bed unit on upper floors into two one-bed units. **Granted** on 07/10/1987.

8602176: Planning permission for the change of use and works of conversion to provide two self-contained flats. **Granted** on 29/04/1987.

### **Other relevant property**

- No 32 Montpelier Grove - 2012/0982/P - Planning permission for the enlargement of rear dormer with a new Juliet balcony to flat (Class C3). **Granted** 12/04/2012.

## **Relevant policies**

### **National Planning Policy Framework (2018)**

### **London Plan (2016)**

Policy 7.4 – Local Character

Policy 7.6 – Architecture

### **The Camden Local Plan 2017**

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

DM1 Delivery and monitoring

### **Supplementary Planning Guidance**

CPG 1 - Design (July 2015 Updated March 2018)

CPG3 – Sustainability (July 2015 updated March 2018)

CPG6 - Amenity (September 2011 updated March 2018)

### **Kentish Town Conservation Area Appraisal and Management Strategy 2011**

(Section 6.2)

## **Assessment**

### **1.0 Proposal**

- The application seeks planning permission for a rear dormer roof extension.

- The proposed dormer roof extension would measure 2.5m in height x 2.7m in depth and 3.5m in width.
- The proposal would create an additional 38sqm of residential floor space.

## **1.2 Revision.**

1.3 Following advice from officers, the applicant has submitted an amended rear elevation drawing showing the windows of the proposed dormer with a slimmer profile and a reduction in the fenestration treatment. The design is considered to relate better to the existing fenestration hierarchy to the rear of the property.

## **2.0 Design**

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The Local Plan 2017 (paragraph 7.2) (Promoting high quality places) aims to ensure the all developments, including alterations and extensions, respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building where alterations are made. The proposal would be compliant with these design principles, the dormer extension would not disrupt the character, setting, context, the form and scale of neighbouring buildings and respect the prevailing pattern, density and scale of surrounding development within the local area.

2.2 The Camden Planning Guidance (CPG1: Design) states that a roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions. The design guidance stipulates that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene. The roofs of the host building and neighbouring property consist of dormer extensions. Thus, the proposal would not have an adverse impact given its setting within the terrace that consists of front and rear dormer extensions, nor would the proposal have an adverse visual impact on the conservation area on account of its bulk and scale.

2.3 The Kentish Town Conservation Area Appraisal and Management Strategy (2011) highlights the importance of maintaining the special character of the conservation area and it notes that roof extensions that are likely to break the important regular composition of the rooflines, such as extensions to the front and side roof slopes, would harm the appearance of the conservation area. There are existing dormer extension within the terrace, which vary in design, size, scale and setting within the roof slope, coupled with the prevalence of large roof extensions to the rear of the properties along this part of the street. This ensures no harm is caused to the character and appearance of the surrounding Kentish Town Conservation Area. Thus, the proposal would built in accordance with the design principles as listed above in both the Camden Planning Guidance and the Kentish Town Management Strategy.

2.4 The proposed dormer roof extension would be built using traditional materials and construction techniques consisting of painted timber sliding sash windows and vertical slate hanging to dormer cheeks.

2.5 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 proposed development is considered acceptable in terms of its impact on the character and appearance of the surrounding Kentish Town Conservation Area.



### **3.0 Amenity**

- 3.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."
- 3.2 The size and location of the proposed development would not cause any undue harm to neighbouring amenity in terms of loss of light, outlook or privacy with no 35 Montpelier Road. The flank elevation of no 22 Dunollie Road does not consist of any windows and the position of proposed dormer windows would not exacerbate levels of overlooking into the gardens of the neighbouring properties given its location and setting.

### **4.0 Recommendation**

Grant Planning Permission

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th December 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Application ref: 2018/4494/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 28 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat C**  
**36 Montpelier Grove**  
**London**  
**NW5 2XE**

# DECISION

Proposal:

Erection of dormer roof extension to the rear elevation.

Drawing Nos: 1984-01, 1984-02, 1984-03, 1984-04, 1984-05A, 1984-06A and Design and Access Statement dated 18.09.2018.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1984-01, 1984-02, 1984-03, 1984-04, 1984-05A, 1984-06A and Design and Access Statement dated 18.09.2018.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning