

Application ref: 2018/5273/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 12 February 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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Upper Flat 75 Bartholomew Road
NW5 2AH
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd And 3rd Floor
28 Montpelier Grove
London
NW5 2XD

Proposal:

External alterations at roof level including enlargement of existing front roof dormer, installation of rooflight, new water tank enclosure and replacement railings.

Drawing Nos: Site plan; 004_101 P1; 004_102 P1; 004_103 P1; 004_113 P1; 004_111 P1; 004_112 P1; 004_113 P1; 004_114 P1; 004_301 P1; 004_302 P1; 004_303 P1; 004_311 P2; 004_312 P2; 004_313 P2; 004_314 P1; 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 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:

Site plan; 004_101 P1; 004_102 P1; 004_103 P1; 004_113 P1; 004_111 P1; 004_112 P1; 004_113 P1; 004_114 P1; 004_301 P1; 004_302 P1; 004_303 P1; 004_311 P2; 004_312 P2; 004_313 P2; 004_314 P1; Design and Access Statement.

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

- 4 Before the relevant part of the work is begun, detailed drawings at 1:50, and details of materials in respect of the water tank enclosure shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The application building has a small front dormer which is proposed to be enlarged. The proposed dormer would keep the same proportions in terms of height and depth as the existing one whilst extending further towards the boundary with no. 27 Montpellier Grove. The proposal would have thin lead cheeks and timber sash windows to match the existing ones below. Whilst front dormers are not usually supported, the proposal is considered acceptable in this instance given the prevalence of similar sized front dormers to neighbouring properties in the terrace which form part of the established character of the street. Furthermore, the dormer proportions would comply with the recommendations included in CPG Design and is considered to preserve the appearance of the host building, street-scene and wider conservation.

The existing terrace at roof level and balustrade have been deemed lawful under certificate of lawful development 2018/3079/P dated 10/09/2018. The proposal would replace the existing thick mesh metal balustrade with metal railings. The replacement is considered to be an improvement to the existing appearance of the host building and would be acceptable in this instance. The

proposed rooflight as means of access on the roof terrace would also be acceptable.

The proposal includes relocation of the existing water tank closer to the roof's ridge with its longer side parallel to it. The relocation and new position of the water tank is considered to be an improvement as it would be less visible from the street-scene. The details for the water tank enclosure would be secured via condition.

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 dormer enlargement, replacement of existing balustrade with railings and repositioning of the water tank are not considered to cause harm to the amenity of the neighbouring occupiers in terms of loss of light, outlook or privacy.

One comment was received prior making this decision which is duly addressed in a separate consultation summary. 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 A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 2 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).
- 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 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road

closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

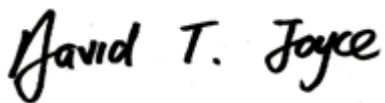
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



David Joyce
Director of Regeneration and Planning