

Application ref: 2019/4819/P
Contact: Alyce Jeffery
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Date: 18 December 2019

Development Management
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Peter Morris Architects
465c Hornsey Road
Unit 2, First Floor,
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N19 4DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**27 Montpelier Grove
London
NW5 2XD**

Proposal:

Erection of a single storey side/rear extension; creation of a rear roof terrace at first floor with associated metal railing balustrade; replacement of the existing rear elevation first floor timber window with a Crittall style double glazed metal door.

Drawing Nos: Design and Access Statement; 234_001A; 234_002A; 234_003A; 234_004A; 234_005A; 234_032; 234_034; 234_035; 234_036; 234_037; 234_038.

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 policies 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 [234_001A; 234_002A; 234_003A; 234_004A; 234_005A; 234_032; 234_034; 234_035; 234_036; 234_037; 234_038]

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

Informative(s):

- 1 Reasons for granting permission.

The proposed side extension would infill the existing gap between the side boundary and existing outrigger, extending approximately 8m in depth. The proposed rear extension would project approximately 1.1m from the existing rear outrigger and extend across the whole width of the site, joining up with the side extension resulting in a wrap-around extension. Following officer recommendation, the side extension height was reduced down to 3m to match the rear extension. Similar infill and wrap around extensions have been granted and implemented along Montpelier Grove, in particular, no. 26 Montpelier located north of the site (2017/6541/P). The proposed extensions would be constructed with dark grey timber and feature dark grey Crittal doors and windows to the rear elevation. The roof would be flat and dark grey GRP, and Crittal rooflights would be installed to the side extension. Officers consider the overall design and materiality of the extensions, would result in a sympathetic and subordinate addition that would be appropriate with the character and appearance of the surrounding conservation area.

The proposed roof terrace at first floor level would extend the same depth as the existing roof terrace at no. 28 Montpelier and would feature dark grey steel railings to the rear and northern boundary. To facilitate access to the new roof terrace, the first floor rear window would be replaced with a double glazed metal Crittal door. A number of roof terraces exist along Montpelier Grove, therefore the proposed roof terrace would be in keeping with the character and appearance of the conservation area and no objections are raised in terms of design.

The proposed side and rear extensions would result in the loss of a small proportion of garden area. However it is considered that the remaining area of garden to be retained is sufficiently large enough to provide adequate amenity space for the occupants.

As previously mentioned the side and rear extensions would not project further than the adjoining properties extensions, nor would the side extension project higher than the existing side extension at no. 26 Montpelier, therefore officers do not consider the extensions would harm the amenity of adjoining occupants in terms of sense of enclosure, loss of outlook or privacy, or loss of daylight/sunlight. The proposal passes the BRE lighting test.

The proposed roof terrace, owing to a sufficient setback from the side boundary shared with no. 26 Montpelier (2.6m), it is not considered to result in an unreasonable impact to the amenity enjoyed by the adjoining occupants in terms of overlooking, noise and disturbance or loss of privacy or daylight/sunlight. Given no. 28 Montpelier benefits from a roof terrace, officers do not have concerns regarding the amenity of those occupants.

No comments have been received prior to coming to this decision. The Council's conservation officer raised no objections to the proposal. The site's planning history was taken into account when coming to this decision. 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with Policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016 and NPPF 2019.


- 2 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.
- 3 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 2019.

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 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer