

Application ref: 2020/2485/P
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Date: 26 August 2020

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Studio Vimini
147 Russell Avenue
London
N22 6PY
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Montpelier Grove
London
NW5 2XD

Proposal: Installation of front and rear roof dormers and insertion of roof light to front and rear roof slopes

Drawing Nos: Proposed: 2003-16B, 2003-18, 2003-15-A, 2003-14, 2003-17-A

Existing: 2003-01; 2003-02, 2003-03, 2003-04, 2003-05, 2003-06, 2003-07, 2003-08, 2003-09

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 and Policy D3 of the Kentish Town Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed: 2003-15-A, 2003-14, 2003-17-A, 2003-16B, 2003-18

Existing: 2003-02, 2003-03, 2003-04, 2003-05, 2003-06, 2003-07, 2003-08, 2003-09

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

Informative(s):

- 1 Reasons for granting permission.

The application building features what is assumed to be original front and rear dormers each with a single window pane. These modestly sized dormers would be removed and replaced with wider dormers featuring four window panes. The dormers have been amended during the course of the application to reduce their scale. While the proposed front dormer would be large it would set away from the roof ridge, party walls and eaves. While the rear dormer would not be set away 500mm from the eaves, this is considered acceptable as the existing dormer has no separation from the eaves and the majority of other dormers have no separation. The majority of the properties within the terrace have dormers on both roof slopes. The size of the front and rear dormers would be of similar proportions to the majority of dormers on the road. The proposal would have thin lead cheeks and curved timber sash windows to match the existing below. It is noted that while 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. The two rooflights that would be inserted into each roof slope are of a modest size and due to the pitch of the roof would not be visible from the street. The proposal is considered to preserve the appearance of the host building, street-scene and wider Kentish Town 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 would not give rise to adverse impacts on residential amenity.

Two comments were received prior to making this decision which are 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 and Policy D3 of the Kentish Town Neighbourhood Plan. 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 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.
- 4 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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment