

architecture : planning

Upp

HERITAGE STATEMENT

Full Planning Application for Erection of 1.No Front Facing Dormer Window and Extension of the Existing Rear Dormer Window Including Provision of a Terrace

5c Montpelier Grove, Kentish Town, NW5 2XD

1. Introduction

- 1.1 UPP Consultants have been instructed by the applicant, Mr and Mrs. Bullard, to prepare and submit a full planning application at the site known as 5c Montpelier Grove, Kentish Town, NW5 2XD. The proposed alterations seek to enhance the existing accommodation and provide additional space for the residential unit situated on the second and third floors through the introduction of a front facing dormer window and enlargement to the existing rear facing dormer window..
- 1.2 This document provides details of the proposed scheme and will demonstrate that proposal is in accordance with planning policy and guidance at national, regional and local levels.
- 1.3 This planning statement should be read in conjunction with the architectural plans submitted with this application.

2. The Site and Surroundings

- 2.1 The site relates to a three storey, mid terrace building fronting onto Montpelier Grove. The property benefits from several extensions at lower ground, ground and loft levels including rear extensions and a rear facing dormer window. The road and the surrounding area is predominantly residential in use with an established character formed via the terraced multiple storey dwelling houses.
- 2.2 The site is situated in a residential area with essential necessities within walking distance, and close proximity to various modes of public transport.
- 2.3 The application site is not located within the Green Belt, or any Area of Outstanding Natural Beauty (AONB). The property is not located in a Conservation Area. However, the site does border on the Kentish Town Conservation Area. The property is located within Flood Zone One which has a low probability of flooding. The property is not a nationally or locally listed building.
- 2.4 The site is in PTAL zone 4, which is considered a moderate transport accessibility rating. The site borders and is surrounded by areas with PTAL 5 and higher, suggesting that the area is well accessible and connected by transport modes.

3. Relevant Planning History

Application Site:

- 3.1 Ref. No:2018/1373/P | Validated: 27th April 2018 | Approved: 6th June 2018 | Proposal: Erection of part one/part two-storey rear extension at lower and upper ground floor level following demolition of existing two-storey rear extension, and associated landscaping to the rear garden.
- 3.2 Ref. No: | Validated: 31st January 2013| Approved: 19th March 2013| Proposal: Erection of a two storey rear extension at lower ground and upper ground floor level, and replacement of window with french door and replacement window at lower ground floor level to flat (Class C3).
- 3.3 Ref. No: 2016/0108/P | Validated: 1st February 2016 | Approved: 15th March 2016 | Proposal: Erection of a two storey rear extension at lower ground and upper ground floor level, and replacement of window with french door and replacement window at lower ground floor level to flat (Class C3).



Figure 1. The Application Site

Neighbouring Sites:

- 3.4 4 Montpelier Grove, London, NW5 2XD | Ref. No: 2010/6931/P | Validated: 22nd December 2010 | Approved: 11th February 2011 | Proposal: Erection of a dormer to the front of residential dwelling house (Class C3).

- 3.5 6 Montpelier Grove, London, NW5 | Ref. No: 9100643 | Validated: 11th June 1991 | Approved with conditions: 31st October 1991 | Proposal: Renewal of front dormer windows and alterations to rear roof and dormer to form a roof terrace with metal balustrade 6MG/S/1 2 3 102D 06C 201B. revised by letters 19.08.91 and 07.10.91.
- 3.6 As listed above, both the adjoining properties of the application site benefit from approved planning applications for the erection of front and rear dormers, including rear roof terrace.

4. The Proposal

- 4.1 This application seeks full planning permission for the erection of 1No. front dormer and alterations to the existing rear dormer including provision of a small terrace space. This proposal will result in an enhancement to the quality of accommodation provided within the existing residential unit situated across the second and third floors.
- 4.2 The materials used in the implementation of the proposed changes will match the existing materials benefitting the host building. The proposal includes the replacement of the windows, as well as matching the external building fabric to the one of the host buildings to preserve the character of the area.
- 4.3 The proposal will result in an enhanced standard of internal and external amenity space for current and future occupiers.

5. Policy Context

- 5.1 The site is located within the Camden Borough, and the guidelines set out in the Camden Local Plan (2017) are followed. The site also borders on the Kentish Town Conservation Area, therefore design and heritage considerations will be addressed in detail.
- 5.2 The national, regional and local planning framework for the application is as follows:
- The National Planning Policy Framework (NPPF)
 - The London Plan (2021)
 - Camden Local Plan (2017)

The London Plan (2021)

- 5.3 Policy HC1: Heritage conservation and growth
- a. *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their*

surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making*
 - 2. utilising the heritage significance of a site or area in the planning and design process*
 - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
 - 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*
- b. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

Camden Local Plan (2017)

5.4 Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- i. respects local context and character;*
- ii. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- iii. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- iv. is of sustainable and durable construction and adaptable to different activities and land uses;*
- v. comprises details and materials that are of high quality and complement the local character*
- vi. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*

5.5 Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

5.6 Policy D2 Heritage: Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- i. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- ii. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- iii. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- iv. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

5.7 In line with the policy G1: 'Delivery and Location of Growth', *the alterations to the existing dwelling, via the erection of a front dormer and alteration to the rear dormer would significantly improve the quality of accommodation. The development takes into account its surroundings, as the proposal includes matching the design style of neighbouring properties that add to the protected character of the area.*

5.8 In line with the guidance regarding development that impacts heritage sites, the proposal outlines the alterations made will be of high quality design, including a careful selection of materials to match the building fabric of the host property. Furthermore, the local context and character will not change, in fact, by implementing these alterations, the design of the property will match the design of the adjoining properties in the conservation area. The development therefore enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.

5.9 In line with the Policy HC1: 'Heritage conservation and growth', *the proposed alterations to the property outline the heritage significance of the area in the planning and design process. The proposal highlights the integration of the conservation area and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses by implementing a design-led approach to development.*

6. Key Planning Considerations

Principle of development

- 6.1 The principle of the proposed alterations to the application site with regard to the erection and extension to front and rear dormer is deemed acceptable as the design matches the character of the wider residential area.
- 6.2 Multiple examples of minor alterations/extensions are evident on several neighbouring properties. These examples assist in establishing the principle of the proposed development as acceptable.
- 6.3 Examples of the neighbouring sites that were granted planning for similar alterations/extensions to the properties, include,
- Ref. No: 2016/3800/P, Upper Flat 38 Montpelier Grove London NW5 2XE , Proposal: Enlargement of front dormer and erection of rear roof terrace to dwelling house (Class C3); Granted 14th July 2016
 - Ref. No: 2016/3307/P, 25 Montpelier Grove London NW5 2XD, Proposal: Erection of rear extensions at ground and second floor levels; enlargement of existing dormers to front and rear; installation of terrace at first floor level and juliet balcony at second floor level to rear; and various external alterations; Granted 1st July 2016
 - Ref. No: 2020/2485/P, 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; Granted 29th June 2020
 - Ref. No: 2018/4494/P, 36 Montpelier Grove London NW5 2XE (Flat C), Proposal: Erection of dormer roof extension to the rear elevation; Granted 11th December 2018.
- 6.4 By virtue of the scale of the dormer extension on the front roof slope being in line with the precedent established by the neighbouring terraces, it is considered that proposal is entirely characterful and would offer a positive contribution to the streetscape. Equally, bringing the rear dormer in line with the scale of the adjacent units, it is considered that the rear facing dormer also contributes positively to the character of the area.

Neighbouring amenity

- 6.5 It is not considered that the proposal will result in any adverse or improper impact on neighbouring amenity as a result of the rear facing dormer window being situated in excess of 30m from any private amenity associated with the properties fronting Brecknock Road. Equally, the use of the rear balcony as terraced will by the same virtue not result in any overlooking of the neighbouring amenity.
- 6.6 There are multiple semi detached properties along the street with similar distance between the balconies and no issue regarding overlooking has been raised within any of the above mentioned approved planning applications, as such it is not considered that this forms aconside.

Quality of Accommodation

- 6.7 The alterations proposed would significantly improve the quality of accommodation. The erection of a front dormer would allow provision for additional daylight/sunlight, outlook and ventilation and the dual aspect provision will contribute to an excellent standard of living accomodation. The enlarged bedroom will substantially exceed the space standards set out within the London Pan (2021).

Design and Heritage

- 6.8 The adjoining terraced residential properties along Montpelier Grove are of similar design, and feature front and rear dormers with terrace space. The scale of the proposed dormers has taken account of the residential design guidance SPD and has ensured that the scale of proposed dormers, including alterations to the existing, remain subordinate to the host property. Equally the position of the dormer windows maintains even distances to the roof margins (ridge, eaves, side parapet walls) as set out within the Borough's residential design guidance.
- 6.9 The scale of the proposed dormers and the rear fenestration have been proposed in response to the established rear facing dormers on the adjacent dwellings. Equally, the substantial set into the roof slope afforded by the provision of the terraced area ensures that the fenestration does not appear overly dominant or intrusive to the rear.
- 6.10 The proposed development outlines the use of sensitively selected materials in order to match the existing building, including the use of timber sash on both rear and front fenestration. Given the sensitive selection of materials and both front and rear dormers being an established characteristic within the area - it is considered that the proposal, through ensuring a high quality design of the extensions and encouraging consistency of the roof line, enhances the conservation area.



Figure 2. Rear Window Reference (Yard Architects, 2022)

7. Conclusion

- 7.1 Having taken all material amendments into consideration, the proposed erection of the front dormer and terracing of the existing rear dormer will not result in any negative impact on the heritage and the Kentish Town Conservation Area nor the neighbouring properties, and will comply with the design guidelines set out in the local policy aiming to protect heritage assets and protecting the character of the adjacent conservation area.