

Application ref: 2022/3612/P
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Date: 8 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
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UPP Architects & Town Planners
Atrium
The Stables Market, Chalk Farm Road
London
NW1 8AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 Montpelier Grove
London
NW5 2XD**

Proposal:

Erection of new front dormer and replacement of rear dormer by an enlarged one with associated rear balcony and balustrades.

Drawing Nos: 05cMO-A-01-001, 05cMO-A-01-002, 05cMO-A-02-101, 05cMO-A-02-102, 05cMO-A-03-101, 05cMO-A-03-102, 05cMO-A-03-103, 05cMO-A-03-104, 05cMO-A-03-106, 05cMO-A-05-101, 05cMO-A-05-102, 05cMO-A-06-101, 05cMO-A-06-102, 05cMO-A-06-103, 05cMO-A-06-104

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: 05cMO-A-01-001, 05cMO-A-01-002, 05cMO-A-02-101, 05cMO-A-02-102, 05cMO-A-03-101, 05cMO-A-03-102, 05cMO-A-03-103, 05cMO-A-03-104, 05cMO-A-03-106, 05cMO-A-05-101, 05cMO-A-05-102, 05cMO-A-06-101, 05cMO-A-06-102, 05cMO-A-06-103, 05cMO-A-06-104

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

- 3 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed development replaces the existing rear dormer by a larger and wider one and introduces a small roof terrace with balustrades. The dormer would match the size and width of the adjoining one at no.6. Both nos 4 and 6 on either side also have similar balconies with railings. The rear dormer is thus considered to be subordinate in scale and siting to the roof, appropriate in design and materials, and in character with the roofscape with dormers here.

The front dormer is a new addition to the property and again would match the size and width of the adjoining one at no.6. The proposed dormer is well set in from the roof ridge, eaves and sides of the roof and would be subordinate in size and siting within the existing roofscape. Nearly all houses at nos 3-27 Montpelier Grove have dormers on the front roofslope and there is a previous unimplemented permission dating from 1999 for a new front dormer at this address. Thus the proposed front dormer would be in character with the streetscape here.

The new dormer and alterations to the existing dormer will not create any harm to daylight/sunlight or outlook. Any overlooking and noise disturbance from the terrace will be minimal and will not cause harm to the amenity of the neighbours.

No objections have been received prior to making this decision. 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 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer