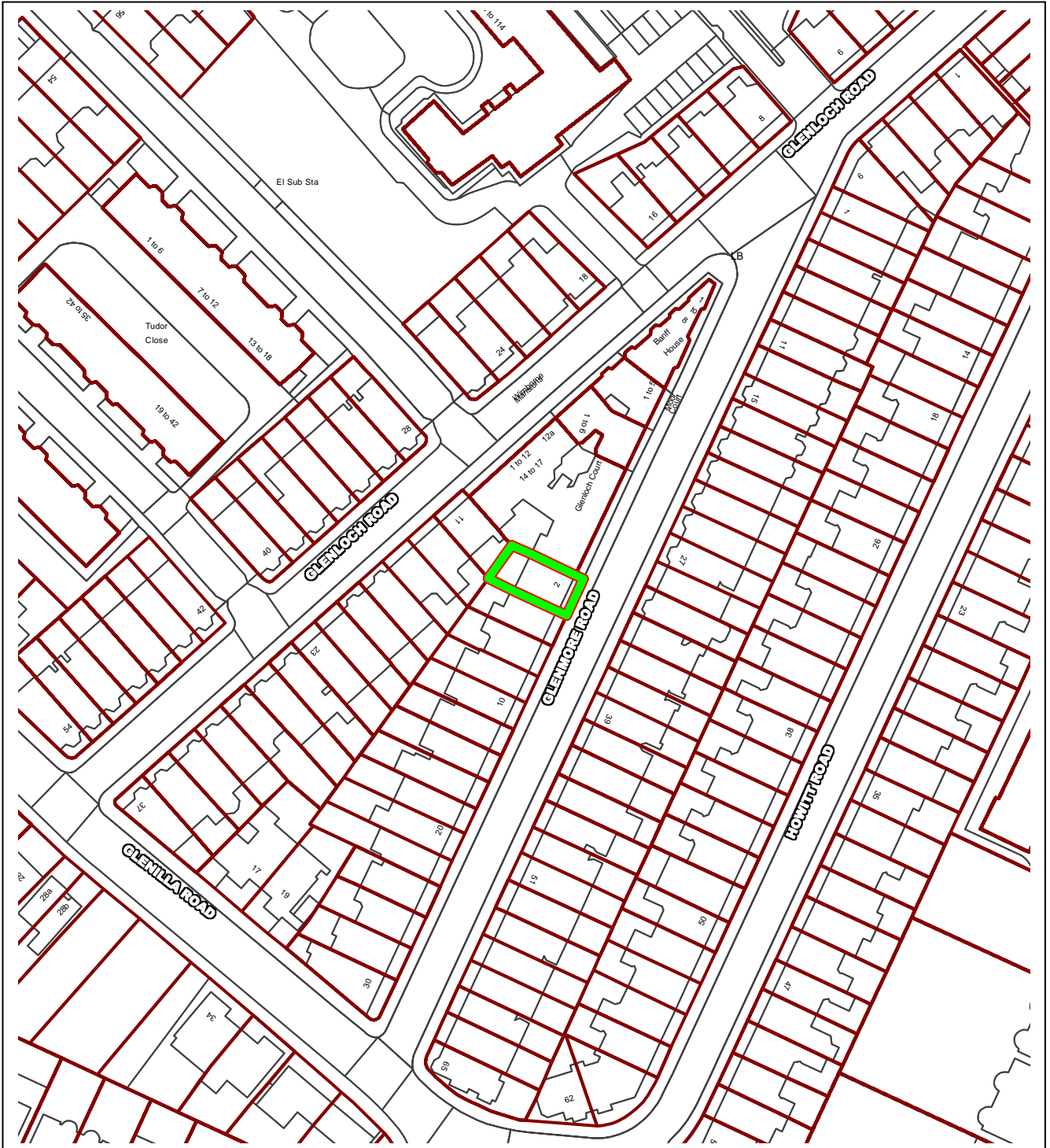


2023/2064/P - Flat 1, 2 Glenmore Road, NW3 4DB



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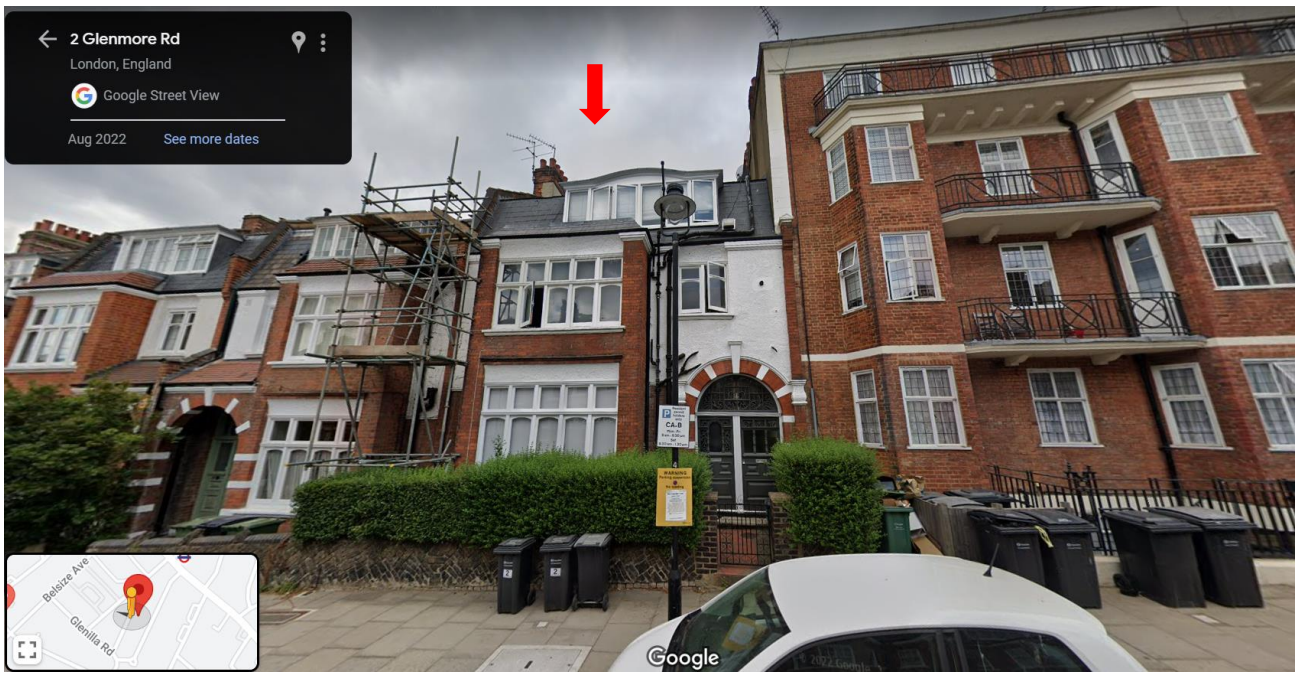


Image 1 (above): Front façade of property on Glendale Road (source: Google streetview)

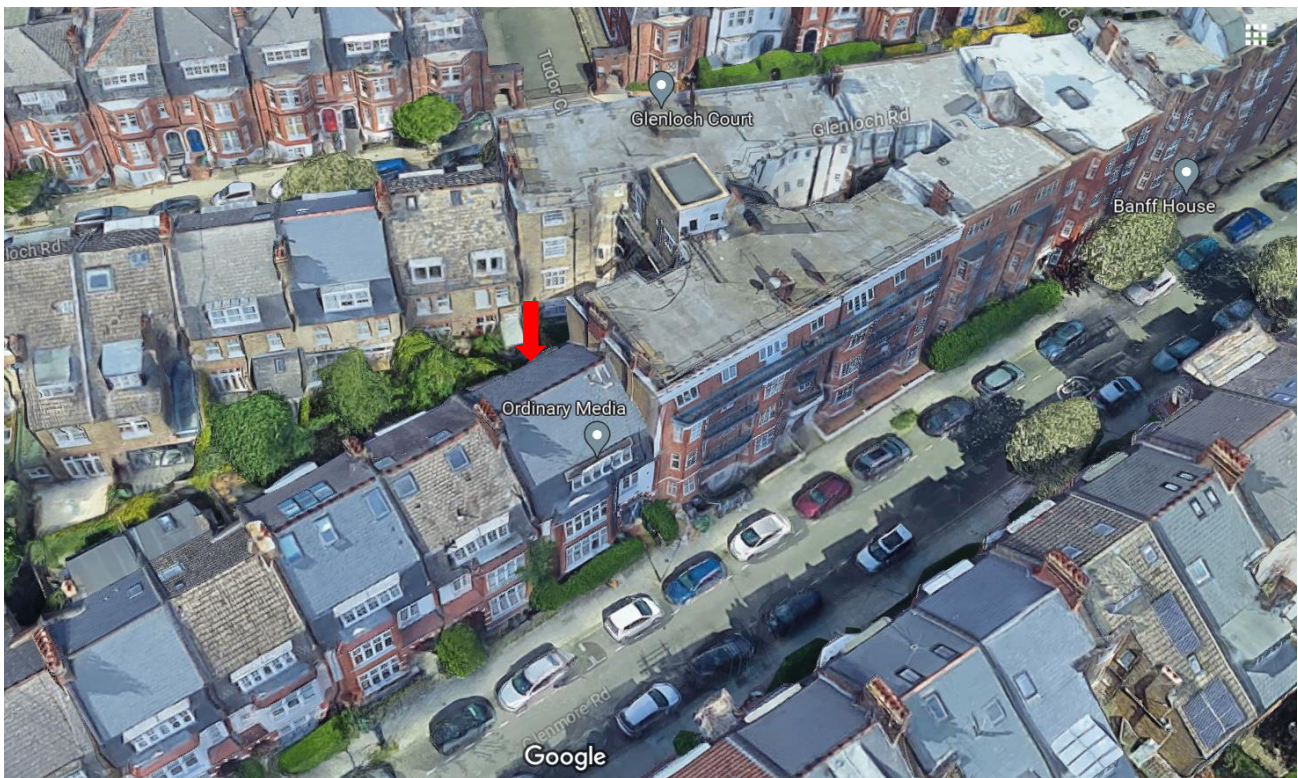


Image 2 (above): Aerial view towards front of property (source: Google aerial view)

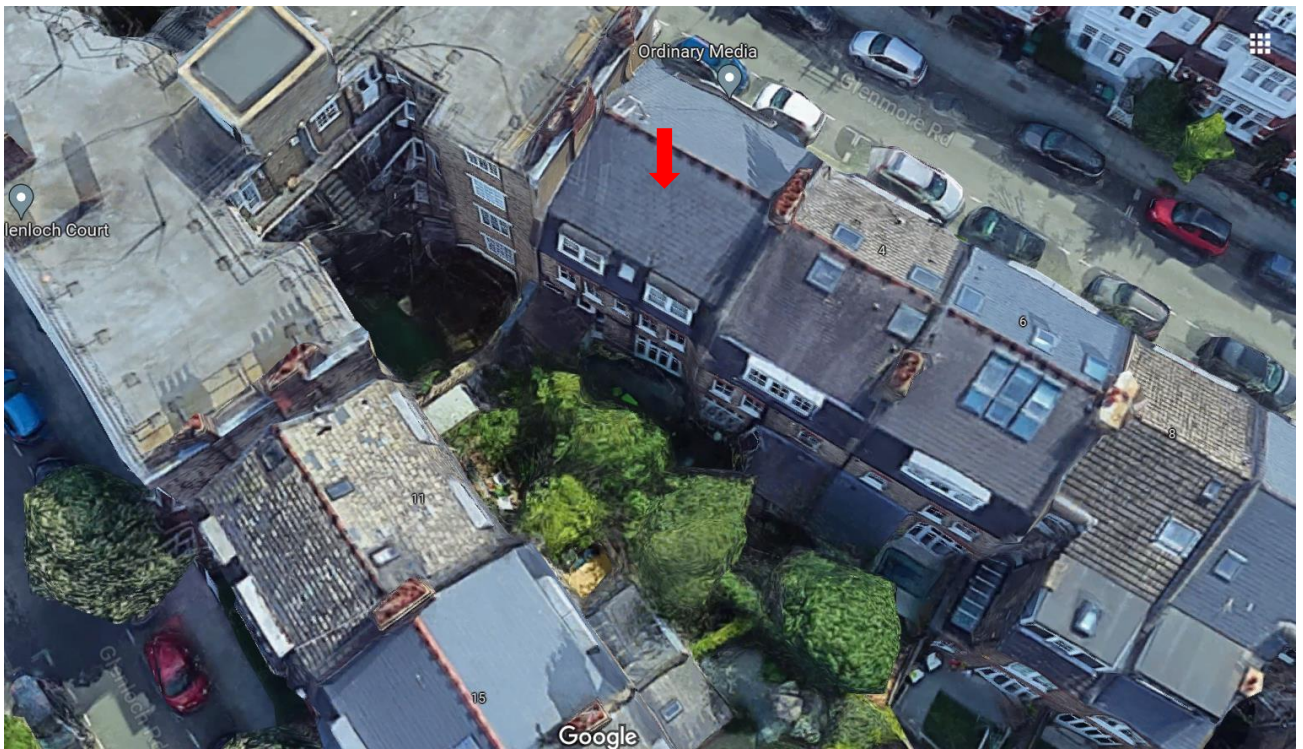


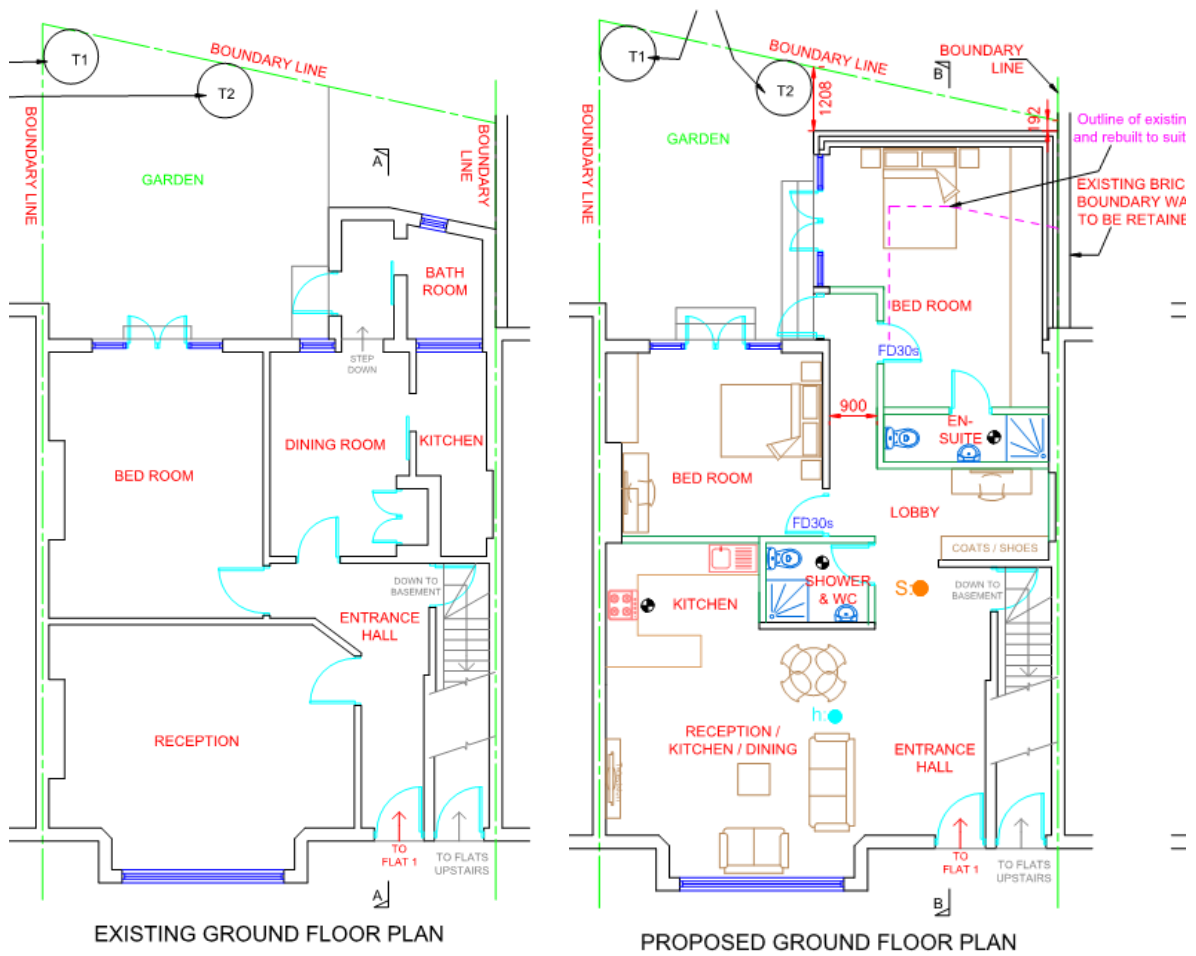
Image 3 (above): Aerial view towards rear of property (source: Google aerial view)



Images 4 and 5 (above): Views towards rear boundary of the property (source: Applicant's photos)



Image 6 (above): Views towards the side boundary towards No 4 next door (to the left) and rear corner/boundary of the property (source: Applicant's photos)



Images 7 and 8 (above): Existing and Proposed Ground Floor Plans

| | | | | | | | |
|---|--|---|----|----------------------------------|----|-------------------------------------|----|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 18/07/2023 | |
| | | N/A / attached | | Consultation Expiry Date: | | 09/07/2023 | |
| Officer | | | | Application Number(s) | | | |
| Miriam Baptist | | | | 2023/2064/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Flat 1 2 Glenmore Road London Camden NW3 4DB | | | | See Draft Decision Notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Demolish outrigger and erect a part width single storey rear extension. | | | | | | | |
| Recommendation(s): | | Grant planning permission | | | | | |
| Application Type: | | Full Planning Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 00 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. Electronic | 00 | | |
| Summary of consultation responses: | | Site notices were displayed from 07/06/2023 until 01/07/2023 and a press notice from 15/06/2023 until 09/07/2023. | | | | | |
| Belsize CAAC comments: | | <p>The Belsize CAAC object on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed extension takes up too much of the garden. 2. Any new windows should be timber framed with divisions no thicker than for single glazing. <p><i>Officer's response:</i></p> <ol style="list-style-type: none"> 1. Please see section 2.1.4 of the report below. 2. The new windows proposed to the new extension will be aligned in terms of design to those on the rear façade of the main house at ground level, albeit they will not be as tall and therefore will not feature the fanlights above. | | | | | |

Site Description

The property is a two-storey terraced house with basement and mansard attic storey, on the western side of Glenmore Road. The property is not listed but is a positive contributor within the Glenloch Area of the Belsize Conservation Area.

The surrounding area is primarily residential in nature, the application site being sited within a row of terraced properties.

Relevant History

Application site:

8401682 - *Change of use and works of conversion to form 3 self-contained flats as shown on drawings Nos.518/1 & 2.* – Approved 19/12/1984

Nearby sites:

4A Glenmore Road – **2013/5014/P** - *Erection of single storey rear extension along with rooflight at ground floor level to residential flat (Class C3).* - Approved 22/10/2013

11 Glenloch Road – **8703023** - *Erection of a single-storey ground floor rear extension as shown on two un-numbered drawings.* - Approved 23/03/1988

15 Glenloch Road – **9301592** - *Erection of a rear extension.* - Approved 08/05/2003

Oad

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A2** Open Space
- **A3** Biodiversity
- **D1** Design
- **D2** Heritage

Camden Planning Guidance

- CPG Amenity 2021
- CPG Design 2021
- CPG Home Improvements 2021
- CPG Biodiversity 2018
- CPG Trees 2019

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 The application seeks permission to replace an existing rear outrigger with a new rear, single storey part width extension.

1.2 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity
- Biodiversity

2.0 Assessment

2.1 Design & Heritage

2.1.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

2.1.2 The extension would extend 4m into the garden and be 3m in height and 4.6m wide, leaving a small area/gap towards the rear boundary with No 11 Glenloch Road beyond. The existing outrigger is smaller: extending 2.5m into the garden, 3m in height and 3.2m wide. The rear extension proposed is considered to respect the main house, being part width and single storey, similar to many rear extensions granted in the area. In terms of scale the extension is deemed subordinate to the host property, neither bulky nor incongruous.

2.1.5 The extension is proposed in brick to match the host building, with timber glazed doors to the side elevation which faces the main part of the garden. The glazed doors would match the existing glazed doors on the main rear elevation. The new roof of the rear extension would be flat, no higher than the existing boundary wall with the neighbouring Glenloch Court and would not feature any roof lights. A condition has been attached to the permission stating the flat roof is not to be used as a roof terrace or amenity space. The fenestration and materiality proposed is considered appropriate, there are a range of styles and appearances of rear extension treatments amongst nearby properties. The Council's Conservation Officer has reviewed the submitted documents and has raised no concerns with the proposal in its current form.

2.1.6 The detailed design of the extension is considered to respect and complement the existing property. The proposed materiality is not considered to detract from the host property or harm the character of the wider surrounding area. Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the wider Belsize Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2.1.7 Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.2 Neighbouring Amenity

2.2.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light and privacy.

2.2.2 The mass and detailed design of the rear extension is not considered to result in any material harm to neighbour's amenity in terms of loss of light, outlook or privacy to the amenity of surrounding properties. As aforementioned, the height of the new extension is aligned with the top of the existing brick boundary wall with Glenloch Court and therefore the impact on neighbours to the north will be minimal. New windows to the extension's side elevation will face into the rear garden and towards the garden boundary with neighbouring No 4 to the south. The new glazing is not considered to cause any material harm as there is already an identical level of overlooking possible from the rear garden. In addition, the angle towards habitable windows on No 4's rear elevation would be oblique (and is subject to screening by the existing boundary/vegetation).

2.3 Biodiversity

2.3.1 Local plan policies A2 and A3 seek to protect existing trees that may be adversely affected and the those whose loss may have an impact on the character and amenity of the area.

2.3.2 There are two trees on site along the rear boundary which the new extension would extend closer towards. A condition has been added to the permission to ensure that these two trees are protected.

2.1.3 The rear garden is fully enclosed due to the terraced nature of the surrounding streets and therefore the new extension would not be visible from any of the nearby public realm. For this reason, the proposal is considered to have very limited impact on the conservation area.

2.1.4 Whereas the existing outrigger retains a rear garden of 36.4 sqm, the proposal would retain a garden of 25.8 sqm. Although there is a loss of garden space as a result of the works, the 71% of the existing garden area to be retained is considered an acceptable level.

3.0 Recommendation

3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th July 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/2064/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.baptist@camden.gov.uk
Date: 18 July 2023

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

Phone: 020 7974 4444

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

Homes Design Ltd
40 Wise Lane
Mill Hill
London
NW7 2RE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
2 Glenmore Road
London
Camden
NW3 4DB

DECISION

Proposal:

Demolish outrigger and erect a part width single storey rear extension.

Drawing Nos: Ordnance Survey Map, Block Plan, HD1403/1000 rev A, HD1403/1001, HD1403/1002, HD1403/1003, HD1403/1004 rev A, HD1403/1005, HD1403/1006, HD1403/1007.

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: Ordnance Survey Map, Block Plan, HD1403/1000 rev A, HD1403/1001, HD1403/1002, HD1403/1003, HD1403/1004 rev A, HD1403/1005, HD1403/1006, HD1403/1007.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof above the extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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, 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 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.
- 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.

DRAFT

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

DECISION

Chief Planning Officer