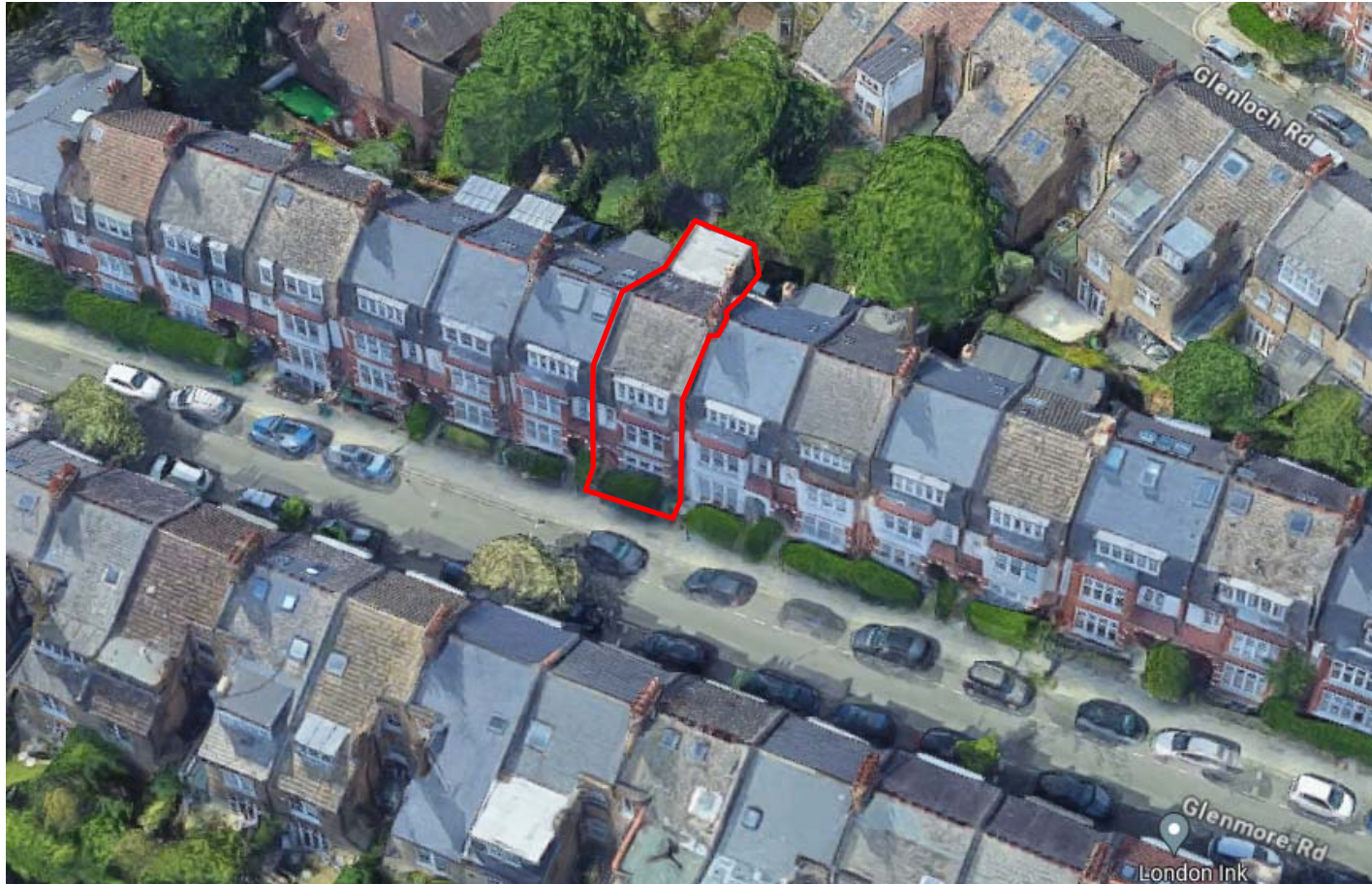


16 Glenmore Road, London NW3 4DB

Design & Access & Planning Statement to accompany planning application for a roof skylights  
document no 2304/100

november 2023

GORDON  
CURTIS  
ARCHITECTS



aerial view of Glenmore Road looking West.

## Purpose of this document

The purpose of this report will be to describe the works in this proposal in terms of their impact on the building and the setting of the conservation area. This summary is to be read in conjunction with application drawings 2304-10 to 14 inclusive.

## The property & context

16 Glenmore Road is a terraced property built at the turn of the 20<sup>th</sup> century. originally single occupancy houses, these were built as 4 storey including a part basement, and with the top storey as mansard style roof, with a steep sloping front pitch and front facing dormer. The walls are red brick at the front, yellow stock at the rear and with slate covered roofs. No 16, as many in the street has been converted into 3 self contained flats, one per floor with the ground floor als

The property is not listed but is within the Glenloch sub-area of the Belsize Conservation Area.



aerial view of Glenmore Road looking East, showing the rear of the property.

## Planning History

8600232	granted 19 <sup>th</sup> Mar 1986	Works of alteration and conversion to form two self- contained flats (two bedrooms each) and one two-bedroom maisonette on ground and basement levels as shown on drawings No.1 – 4
9300713	granted 23 <sup>rd</sup> Sept 1993	The erection of a ground floor rear extension to the existing ground and upper ground floor flat. as shown on drawing numbers 3A 1 letter dated 19.08.93
PWX0002892	granted 26 <sup>th</sup> Feb 2001	Erection of a conservatory at rear. As shown on drawing no(s) 445/00/1 Rev A and 445/00/2 Rev A
2006/1977/P	granted 7 <sup>th</sup> July 2006	Change of use of the existing basement studio flat (occupying the front part of the basement) and the ground and rear basement floor maisonette to create one self-contained unit.
2007/4103/P	granted 27 <sup>th</sup> Nov 2007	Retention of UPVC windows to basement area of front elevation to flat.

There is also an existing rooflight in the rear pitched roof, no records show on Camden's website and it is presumed that this has been added before permission was necessary, ie pre 1948.

## Area & access

The footprint of the property is 160 sq m (including gardens) and the top floor flat has an internal floor area of 69 Sq m.

There is no alteration to any access in this proposal.

## Use

The property will continue to be used as 3 self contained dwelling flats.

## Proposals & Appraisal

The proposal is to add a 2 rooflights to the topmost roofs at the rear of the property. The purpose of these are to bring better daylight and ventilation into the top floor flat. The proposed rooflights are obscured from view from neighbouring properties by raised parapet party wal, and by virtue that the glazed portions are generally higher than any other neighbouring window.

One rooflight is proposed to be inserted into the pitched section of roof, with the 2<sup>nd</sup> onto the flat roof of the rear dormer.

The proposed roof lights have a dark grey frame, and the profile will be no greater than 150mm above the existing pitche of the roof.



aerial view showing proposed positions of rooflights



montage showing view of the rear from the garden



view of the side return elevation



view showing flat roof to rear of No 16, with various rooflights on other neighbouring buildings (note this is looking at the rear of the Eastern side of Glenloch Road)

end  
Nov 2023