

DESIGN AND ACCESS & HERITAGE STATEMENT

REF:

GLER24-PL-A-DAHS

APPLICATION SITE:

24 Glenmore Road, London, NW3 4DB

PROPOSAL:

Conversion of 2nd Floor into a self-contained flat.



1.0 INTRODUCTION

This statement is submitted in support of the Full Planning Application and Conservation Area Consent for the proposed works at 24 Glenmore Road, London, NW3 4DB.

This application is a resubmission following the withdrawal of the previous application ref: 2023/1024/P for the same proposal (which was at the time deemed acceptable subject to a Section 106 agreement).

2.0 THE SITE & LOCATION

The subject property is an 1897 built terraced house (Fig.1).



Fig. 1 - Site Location

The property benefits from historical planning permission under reference No.8804639 for "*Continued use of the property as three self-contained flats one on each of the basement ground and first floors with four bedsits on the second floor*

together with the retention of a single storey rear extension as shown on drawing No(s) AB/JL/19/00/33A and 4 unnumbered existing plans (Ref:8804639/R1)”

The site is not within a flood plain as defined by the Environmental Agency.

3.0 HERITAGE

The site is not Grade listed or a Site of Archaeological Importance.

Glenmore Road is located within a primarily residential community, within ‘The Belsize Park Conservation Area’. The Belsize Conservation Area sits on the on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn’s Avenue. The Conservation Area has been subsequently extended on a number of occasions. In 1988 the boundaries were altered to include part of Belsize Avenue, Glenloch, Glenilla, **Glenmore Road** and Howitt Roads and also Primrose Gardens.

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.

4.0 THE PROPOSAL

The proposal is to convert the 3-bedsits located on the 2nd floor, into a 2-bedroom 3 person self-contained flat. The flat will achieve a floor area of 65.30m² which exceeds the minimum requirement under London Plan, over 1 floor-level of 61.00m². Furthermore, the flat benefits from 2.30m² of storage area which exceed the minimum required of 2.0m².

Careful consideration has been taken while designing to reduce the amount of impact to the existing property. Therefore, no external alterations have been proposed to ensure we maintain the architectural style and respect the original design proportions.

Amongst the neighbouring streets, there are a number of houses which have the benefit of a development to a similar size to best utilise the site while maintaining the characteristics of the Conservation Area.

5.0 REFUSE & RECYCLING

Existing re-use and recycling facilities will remain as existing.

