

**MADDOX PLANNING  
DESIGN, ACCESS &  
PLANNING STATEMENT**

**19 GLENHURST AVENUE  
JANUARY 2025**

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## **Description of development**

Amalgamation of the existing two flats to create a single dwellinghouse; erection of rear dormer extension and replacement of front rooflight.

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## **Type of application**

Full planning application

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## **Applicant**

Jane Kirwan

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## **Contents of this statement**

- 1.0 Introduction
- 2.0 Site and surroundings
- 3.0 Planning history
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## **1.0 Introduction**

- 1.1 This statement has been prepared in support of an application for planning permission for the amalgamation of the ground floor flat and the first & second floor maisonette at 19 Glenhurst Avenue, London, NW5 1PT. This amalgamation would reinstate the property back into its original use as a single family dwellinghouse and allows additional space for the growth of the family. For completeness, the recently approved rear dormer extension and like-for-like front rooflight replacement (LPA ref. 2024/4496/P) is incorporated in this application. No other external works are proposed.
- 1.2 This statement assesses the merits of the proposed development in the context of national, regional and local planning policy objectives and other material planning considerations.
- 1.3 As set out in this statement, the proposed development complies with the relevant policies in the Development Plan and planning permission can, therefore, reasonably be granted.
- 1.4 This statement is structured as follows:
- Section 2.0 describes the site and the surrounding context and identifies the relevant planning designations.
  - Section 3.0 provides the site's relevant planning history.
  - Section 4.0 provides the planning policy framework.
  - Section 5.0 identifies the relevant planning policies and assesses each planning consideration against policy and other material considerations.
  - Section 6.0 draws our conclusions in respect of the proposals.

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## 2.0 Site and surroundings

- 2.1 The application relates to two existing self-contained residential flats at 19 Glenhurst Avenue, which comprises a one-bedroom ground floor flat and a small three-bedroom first and second floor maisonette flat. Located on the south side of Glenhurst Avenue, the site is a two-storey mid-terraced house with roof level accommodation.
- 2.2 The building is not statutorily or locally listed but is situated within the Dartmouth Park Conservation Area, where it is identified as making a positive contribution to the historic and architectural character and appearance of the Conservation Area.
- 2.3 The site is located within the Environment Agency's Flood Zone 1, indicating a low probability of flooding.



*Above: Photo of the site from Glenhurst Avenue.*

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### 3.0 Planning History

3.1 The relevant planning history for 19 Glenhurst Avenue is set out in the table below.

Reference	Description	Status	Decision date
2024/4496/P	Erection of a rear dormer extension and replacement of front rooflight.	Approved	27/11/2024
8600043	Change of use and works of conversion to provide two self-contained maisonettes as shown on 1-unnumbered drawing.	Refused	30/06/1986
		Appeal allowed	11/02/1987

3.2 An application to subdivide the property from a single family house into the two flats was refused by the Council in June 1986 but allowed on appeal in February 1987 (LPA ref. 8600043). The property is currently in use as two self-contained flats and it is now proposed to reinstate the property as a single family dwellinghouse by amalgamating the two flats.

3.3 On 27 November 2024, an application to erect a rear dormer extension and replace the front rooflight at the maisonette flat was approved and is therefore extant (LPA ref. 2024/4496/P). As the approved development has not yet commenced or completed, it is included as part of this proposal for completeness. No change is proposed to the approved dormer and replacement rooflight, and no other external alterations are proposed as part of the amalgamation.

3.4 The proposal is assessed in section 5.0, against planning policy and other material considerations.

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## 4.0 Planning policy framework

4.1 Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990 (as amended) outline the requirement for planning applications to be determined in accordance with the development plan for an area unless material considerations indicate otherwise. This legal requirement is reiterated within the introduction of the National Planning Policy Framework (NPPF).

4.2 The adopted development plan for the site comprises of the following documents:

- Camden Local Plan (July 2017)
- London Plan (March 2021)

4.3 The Council has published a Draft New Camden Local Plan (Regulation 18) which was consulted on from 17 January to 13 March 2024. The weight which should be afforded to draft policies is guided by paragraph 49 of the NPPF and paragraph 049 of the Planning Practice Guidance (PPG). As the draft Plan is still in its early stages, in our view it should not currently be afforded weight. The proposals are therefore not assessed against the draft policies in this statement. In any case, the proposed amalgamation does not conflict with the draft policies.

4.4 The following documents are material considerations:

- NPPF (December 2024)
- Dartmouth Park Conservation Area Appraisal and Management Statement (2009)
- Dartmouth Park Neighbourhood Plan (2020)
- Housing CPG (January 2021)
- Design CPG (January 2021)
- Amenity CPG (January 2021)
- Homes Improvements CPG (January 2021)

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## 5.0 Planning considerations

5.1 The main planning considerations include:

1. Principle of amalgamation;
2. Heritage & design;
3. Amenity considerations; and
4. Sustainability.

### 1. Principle of amalgamation

5.2 Policy H3(C) of the Local Plan states that the Council will resist development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:

- create large homes in a part of the borough with a relatively low proportion of large dwellings;
- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
- enable sub-standard units to be enlarged to meet residential space standards.

5.3 Paragraph 3.75 of the Local Plan states that the “*net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative.*”

5.4 The property comprises two existing self-contained flats and the proposed amalgamation would involve the loss of one residential unit. As such, policy H3(C) is not engaged. The proposed amalgamation will reinstate 19 Glenhurst Road as a single family dwellinghouse and provides additional space for the growth of the family without needing to move home, in line with policy. The proposals also exceed the minimum GIA space standard for a 4B7P house over three floors, which is 121sqm.

5.5 The proposed amalgamation therefore complies with Policy H3 of the Local Plan.

### 2. Heritage & design

5.6 Local Plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

5.7 Local Plan policy D2 states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas.

5.8 Policy DC4 of the Dartmouth Park Neighbourhood Plan states that dormers must (i) respect the existing roof form in terms of design, scale, materials and detail; and (ii) be restricted to the rear except where it is part of the established local character.

5.9 Camden’s Home Improvements CPG and the Dartmouth Park Conservation Area Appraisal and Management Statement provide further guidance on dormer extensions.

5.10 The rear dormer extension and replacement front rooflight were previously approved on 27 November 2024 (LPA ref. 2024/4496/P) and are included again in this application for completeness. There is no change to the approved dormer or replacement rooflight and the Council previously concluded no harm to the Conservation Area:

*“The rear dormer’s location, materials, design and scale ensures that it does not appear as a dominant addition at roof level and due to its location in the middle of a terrace is not readily viewable from the public realm. The design of the proposed dormer window is therefore not*

*considered to be to the detriment of the character or appearance of the conservation area in this mid-terrace location.*

- 5.11 No other external changes are proposed as part of the amalgamation and there is no change to the existing main entrance to the property on Glenhurst Avenue.
- 5.12 The proposals are therefore in keeping with the host building and preserve the character and appearance of the Conservation Area, in accordance with the Local Plan design and heritage policies and the Home Improvements CPG.

### **3. Amenity considerations**

- 5.13 Local Plan policy A1 states that the Council will seek to protect the quality of life of occupiers and neighbours. Camden will grant permission for development unless this causes unacceptable harm to amenity.
- 5.14 In regard to the dormer and rooflight, the Council concluded no harm to neighbouring amenity in previous application ref. 2024/4496/P:

*“The dormer window would not give rise to any additional overlooking concerns due to the fact that there is already rooflights to the rear. Due to the nature of the external works, it is considered that the proposal would not result in any harm to amenities of neighbouring occupiers.”*

- 5.15 No other external changes are proposed as part of the amalgamation.
- 5.16 The approved dormer will provide additional headroom for the loft and the amalgamation allows for a high-quality family sized, dual aspect dwellinghouse. All rooms are policy-compliant in size, have good outlook and will receive good levels natural light.
- 5.17 Neighbouring amenity is therefore preserved and the living conditions of the existing occupier will be enhanced in accordance with Local Plan policy A1.

### **4. Sustainability**

- 5.18 Policy CC1 of the Local Plan states that The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 5.19 Policy CC2 of the Local plan requires development to be resilient to climate change.
- 5.20 The existing roof is currently uninsulated and loses a lot of heat in the winter and gains too much heat in the summer. The approved works will insulate areas of existing pitched roof, the dormer flat roof and the dormer walls and cheeks to achieve U-values which are better than Building Regulations requirements, in turn improving the sustainability of the building.
- 5.21 The proposals therefore improve the sustainability of the existing building, in line with policies CC1 and CC2 of the Local Plan.



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## **6.0 Conclusions**

- 6.1 This statement demonstrates that the proposals are in accordance with the relevant policies contained within the development plan.
- 6.2 The proposed amalgamation complies with Local Plan policy H3. There is no harm to the Conservation Area; the resultant house will provide excellent living conditions for future occupants; neighbouring amenity will be preserved; and the energy performance of the building is enhanced.
- 6.3 The Council is therefore respectfully requested to grant planning permission for the proposed development.