

CONSULTATION SUMMARY

Case reference number(s)

2024/3686/P

Case Officer:

Jaspreet Chana

Application Address:

28 B Glenilla Road, London, Camden

NW3 4AN

Proposal(s)

Erection of rear extensions with green roof and alterations at ground, first and second floor levels, terrace to the rear at first floor level, single storey roof extension with rooflights and PV's, changes to the front elevation including new doors and windows, bin storage area to front and new side elevation windows.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	1
					No of support	0

Summary of representations

A site notice was displayed on 06/09/2024 and expired on 30/09/2024.

One objection has been received from No.30 Glenilla Road residents, their comments can be summarised below:

1. The proposed terrace at First Floor level directly overlooks our kitchen/dining room as we have a glazed slice through the flat roof, and it would be disconcerting to have people looking in over our heads.
2. The proposed new 3rd floor extension directly blocks our 3rd floor study room which has large bi-foldable window with a glazed Juliet balcony which would now be immediately faced off with a brick wall.
3. Have there been any rights of light calculations carried out by the applicant?
4. 28B had its twin, 28A were designed by well-known local architects, Dinerman, Davison & Hillman and I'm surprised that a 3rd floor extension is even possible.

Belsize Park CAAC:

Belsize CAAC also made some comments on the application:

- The amount of additional building seems excessive.

- The location of the heat pumps and ventilation unit should be shown.
- The rooflights on the ground floor could lead to light pollution.

Officers' response:

1. *Firstly, it is noted that there is an existing first floor conservatory with a large terrace and in 2021 permission was granted for a two-storey rear extension with a terrace (2021/4463/P). A large projection with a terrace area coming closer to No.30 was accepted. The proposed new terrace also proposes two permanent side privacy screens so overlooking towards No.30 will be reduced and views would be had straight out onto No.28Bs rear garden as existing.*
2. *No.30s roof has a dormer which faces towards No.28b however according to the 3rd floor plans which were approved the dormer serves two seats and a lift which appears as circulation space and not a habitable room. Although the new roof extension at No.28B would be closer and the outlook for No.30 may be impacted slightly due to it not being a habitable room and daylight and sunlight still being able to be had within this dormer window it is not considered the new extension would have a detrimental impact on the amenities of No.30 in regard to loss of light, privacy or overshadowing.*
3. *Right of light study was not considered to be relevant in this case and is not a requirement by the council.*
4. *Two pre-applications have been carried out on this site and conservation officers and urban design officers within the council have agreed with the principal of the extension.*
 - *The proposal has undergone two pre-applications and the applicants have worked closely with officers to achieve this proposal which was considered to be acceptable by officers.*
 - *As these are going to be internally placed it is not considered necessary to know the exact location as over the course of the development location internally could change.*
 - *The rooflights would be sunken down into the rear extension at ground floor level so will not impose any light pollution.*

**(Officer response(s)
in italics)**

Recommendation: Grant planning permission