

REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Regeneration and Planning
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Please send in your comments by email to planning@camden.gov.uk, submit comments directly when viewing the application on the web ("view related documents - my submissions") or alternatively, fax your comments to us on 0207 974 1930 Please make it clear which CAAC you are representing.

Belsize CAAC

Flat Ground and Flat 1st and 2nd Floors
6 Glenmore Road
London
NW3 4DB

RECEIVED
04 SEP 2014

Application ref: 2014/4519/P

Associated ref(s):

Date of consultation: 30 July 2014

Proposal: Insertion of 3 rooflights on both front and rear elevation, excavation and enlargement of basement and alterations to projecting wing including enlarged windows and flat roof.

Comments: OBJECT NO OBJECTION COMMENT
(Please tick as appropriate)

No OBJECTION

BUT GARDEN SKYLIGHTS SHOULD HAVE BLINDS
FOR REDUCING LIGHT POLLUTION & GARDEN
SHOULD HAVE PERMEABLE PAVING.

(SEE ATTACHED TENDERS ATTENDANCE)

Name (block capitals only
- no signatures please)

BEATRICE WOBSE

Date: 3/09/14

If you would like to discuss the above application in more detail, please telephone David Peres Da Costa of West Area Team on 020 7974 5262.



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Re : 6 Glenmore Road 2014/4519/P (flats 1st & 2nd floors)

The second planning application I have looked at is for the above address, application ref 2014/4519/P. Unlike the first one I looked at, this is coherent and well presented. The whole house is being renovated and extended but with minimal impact on its exterior appearance in my view.

At the front, the existing shallow light well for the basement is being lowered, accessed by a new metal staircase, and the existing very small windows replaced by timber French windows matching the style of the windows on the ground floor. On visiting the site this morning, I can see that for numbers 2, 4 and 6 the current ground and first floor windows are fairly modern replacements, compared to most of the rest of the street, but they are wooden at least and not upvc, and broadly follow the original glazing plan.

As the attic space is being converted, they also want to add two velux conservation rooflights, and replace the one currently on the roof with a new one to match

At the rear - no.6 is the one on the far right of this pic - they want to have 3 more conservation rooflights, and the small rear extension is to be rebuilt on the existing footprint. The new wooden windows are to match the other windows on the rear facade, and the extension is to have a flat roof. I am also attaching the existing and proposed front and rear drawings, so I hope you will agree that the proposed changes are reasonable. The proposals include extending the existing basement to 4m out under part of the garden, to be lit by three walk-on glass skylights. Perhaps we should comment that these should be fitted with blackout blinds to reduce light pollution by night. I might add as well that though I have no objection to the skylights in the garden, I would prefer to see rather less paving, or at least permeable paving over this small outdoor space. (The rear is north facing, so any grass would get full of moss I expect.)

My view as you will have gathered is to say no objection, with just a couple of comments about the basement skylights and the paving.

Beatrice Wober

I agree with Bea's comments. I don't see the proposed front elevation of the lightwell but if as described by Bea then it sounds fine to me.

Best regards

Danielle Tinero Tinero Architects

14 Belsize Avenue London NW3 4AU