

OC/ST/P4573
29 October 2015

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

35 Glenmore Road, London, NW3 4DA
Planning application for the installation of a rear dormer, rear roof window and two roof windows on the front elevation and to remove an existing rear roof window.

Planning Portal reference: PP-04596557

On behalf of our client, Lorraine Turner, this statement is in support of an application to install a rear dormer, rear roof window and two roof windows on the front elevation and to remove an existing rear roof window.

A cheque for £172.00 has been submitted to the Council.

Site Description

The property is a semi-detached dwelling with residential units at ground, first and second floors. The appearance of the property is typical of the majority of dwellings along Glenmore Road; two storey red brick, with an attic storey within a slate faced mansard.

The site is located in the Belsize Conservation Area. The property is not listed, nor is it within view of a listed building. The property is identified as making a positive contribution to the area in the Belsize Conservation Area guidance.

Planning History

2014/4744/P - Use of first and second floor of property as C4 (HMO) use. Granted 26/11/2014.

2013/6759/P - Non material amendment to planning permission ref: 2013/4948/P (dated 24/09/2013) for the conversion of existing bedsit and self-contained flat at ground floor and mezzanine levels to a 2-bed self-contained flat (Class C3). Namely, internal alterations to partitions. Granted 25/11/2013.

2013/4948/P - Conversion of existing bedsit and self-contained flat at ground floor and mezzanine levels to a 2-bed self-contained flat (Class C3). Granted 24/09/2013.

Architecture Planning Interiors

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Proposal

The existing third floor is an attic that is accessed via a hatch. It can only realistically serve as storage space.

The application concerns the construction of a dormer on the third floor at the rear elevation. The additional floorspace will enable the installation of a staircase and use of the attic as a bedroom with en-suite bathroom. The property will become a five bedroom dwelling house.

To increase natural sunlight/daylight and to make the attic dual aspect, two roof windows will be installed at the front elevation and one roof window will be installed at the rear elevation.

The proposed extension will utilise materials that are sympathetic to the existing building.

Planning Policy

It is clearly a characteristic of the area to erect a dormer extension at the rear of the property. There is a uniform architectural style and build heights to the area, so any extension in height or significant alteration to the front elevation would impact on the conservation area and street scene. Furthermore there is limited space in the rear gardens in which to extend properties at ground floor level. Rear elevations have therefore become the acceptable location for property owners to increase the floorspace of the property while respecting the character of the conservation area.

We observe that properties 30, 32 and 58 of Howitt Road (which opposes the rear of Glenmore Road) have dormer extensions on the upper slope of the mansard roof. Permission was also granted in 2007 (LPA reference: 2007/1625/P) at 33 Glenmore Road for a dormer on the upper slope of the roof which was considered acceptable as it was small scale and not the full width of the roof. This application proposes a similar extension to that at 33 Glenmore Road.

The angulation of the mansard roof means that the proposed roof windows will not be visible from street level and so will not have a material impact on the conservation area or the amenity of neighbouring properties from overlooking. There will be no additional risk of overlooking of neighbouring properties as a result of the proposal and therefore no harm to amenity.

The proposed extension will utilise materials that are sympathetic to the existing building.

The proposed extension to the rear of the property is therefore considerate to the character and setting of the area and compliant to planning policies DP24 and DP25 of Camden's Development Policies.

Summary

The proposal is to create a dormer extension at the rear of the property with roof lights at the front and rear elevations. The extension will provide an additional bedroom at the property. The proposed dormer is considered to be complementary to the character and design of rear extensions in the area and is compliant to planning policy. The proposal will not harm the amenity of neighbouring properties.

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We trust you have all the documents required to validate the application. Should you require further information please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Oliver Coleman', with a long horizontal flourish extending to the right.

Oliver Coleman
Rolfe Judd Planning Limited