

8 May 2018

**Delivered by email**

Kristina Smith  
Planning Officer  
London Borough of Camden  
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N1C 4AG

Ref: LONL3021

Dear Kristina,

## **2018/0932/P - 30 GLENILLA ROAD - REVISIONS AND CLARIFICATIONS DURING DETERMINATION**

Following our recent discussions around the internal design review officer meeting, and public consultation comments received, I would like to set out a series of minor revisions and clarifications to the planning application currently under determination at 30 Glenilla Road, which is for the following proposal:

*'Demolition of existing dwelling house and erection of four storey replacement dwelling house with single storey basement and associated hard and soft landscaping works, including erection of garden room to rear and bin store to front of property.'*

As you will be aware, the submitted proposals were the result of an extensive pre-application process with the Council, and as such we wish to continue to evolve the scheme in close consultation with officers, and in response to consultation comments. This includes comments submitted by Tibbalds and RPS on behalf of neighbouring residents, which are addressed in the submitted materials.

The proposed amendments include revisions to the design of the principle front elevation of the house on Glenilla Road, in response to comments received from officers around the form of the elevation, particularly when viewed from the south. Further design detail is provided around the proposed garden room and the relationship to the retained trees, while additional clarification is provided around the daylight and sunlight report and data. This addendum submission comprises the following:

- Design and Access Statement Addendum – Ben Adams Architecture
- Updated plans, elevations and sections – Ben Adams Architecture
- Daylight and sunlight window map – Chancery Group
- Overshadowing letter – Chancery Group

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## **Further Design Development and Amendments**

### ***Front Elevation***

Comments were made by officers on the orthogonal form of the front elevation, while similar comments were also made in the Tibbalds letter on behalf of the developers of number 32, who also have a planning application under determination at present for the residential redevelopment of an existing church building. In response to these comments, the roof forms of the middle block and porch have been shaped to introduce a more angled appearance when viewed both from Glenloch Road and from the south of the site. In doing this the bulk at the corners is cut away, and a more angled appearance has been introduced to the middle block and porch softening the mass when viewed from the street.

Comments were also made that the dormers detracted from an otherwise interesting roof form. The dormer length has been decreased, setting it back and reducing its visibility from the street. In addition, the roof of the dormer slopes down to that the silhouette of the main roof line is uninterrupted. In addition, the lift no longer serves the roof space therefore the lift overrun has been removed facing number 32. A dormer has been introduced in its place, however this would be less visible by sloping it downwards, to prevent disturbance to the line of the main roof ridge.

These amendments are set out in full in the submitted Design and Access Statement addendum, and in the submitted revised plans, elevations and sections.

### ***Garden Room***

As requested by officers and residents to the rear of the site, further detailed design information has been provided on the exact nature of the proposed garden room. The two existing sheds are proposed to be replaced by a single summer house type garden room. The room will be of lightweight construction, secured by footings that are appropriate in consideration of the retained Sycamore tree, which is set out in more detail in the Design and Access Statement Addendum. Further detail can be provided if required at this point, which alternatively could be subject to further approval through the condition discharge process.

### ***Daylight and Sunlight***

The submitted daylight and sunlight assessment by the Chancery Group demonstrates that the proposal does not lead to any significant or noticeable impact on neighbouring properties in terms of daylight and sunlight impact, or overshadowing. This includes neighbouring properties at 28a and 32 Glenilla Road, in addition to properties to the rear on Belsize Gardens and other relevant properties in the vicinity as set out in the submitted report.

Officers have however requested further illustration of the results, primarily in the form of a window map to relate the data tables to specific windows in neighbouring properties, which has been provided as part of this submission. In addition, the neighbouring developers of number 32 Glenilla Road have made comments around the potential for overshadowing, and a letter is provided by the Chancery Group covering the requirement to undertake such a study given that the location of 30 Glenilla Road is to the north of the development site at number 32.

### ***Overlooking***

The applicant at number 32 Glenilla Road has also raised concerns around the potential for overlooking into their new (as yet un-consented dwelling). It should be borne in mind that the existing site at number 32 Glenilla Road is not in existing residential use and any proposals for that site should in itself protect the residential amenity of neighbouring dwellings, including number 30 which is of course an existing single family dwelling with windows facing south east as shown in the planning application submission documents. The proposals for number 30 Glenilla Road have as you will be aware been developed in

consideration of the emerging proposals at number 32 however, and the proposed southern elevation contains little by the way of windows serving habitable rooms in consideration of this point.

The principle glazing on this elevation is to the staircase and associated landings, which as non-habitable space will be used infrequently, especially when it is considered that there is also a lift proposed for moving up and down the building. The landings are also set back from the building line as shown on the proposed drawings, meaning the space between the landing and the northern elevation of number 32 is increased. The ground floor 'boot room' will not create any direct overlooking given the size of the boundary wall, and potential for the glazing to be treated if required. As such, there is little to no potential for overlooking into the site from this elevation given the absence of windows serving habitable rooms.

### **Car Parking**

As requested, the proposed ground floor plan now indicates the area for car parking alongside the proposed hard and soft landscaping treatments in front of the house. The parking area replicates the size of the existing space on site, as apparent when compared to the existing ground floor plan or when viewed on site.

In summary, I trust that these revisions and clarifications address the points that have been raised following the submission of the application, and build on the significant design development that took place in the lead up to the submission of the planning application. It is considered that the proposed building is of a high quality design that will make a positive contribution to the street, in place of a neutral building that is defined as not making a positive contribution to the Conservation Area. The proposal has been developed in consideration of neighbouring homes and emerging developments as set out and demonstrated in the submitted application documents and this supplementary information.

If you require any further information or clarification please do let me know.

Yours sincerely



Laurence Brooker

**Director**

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