

**Cover Letter for Planning Application Ref. 2018/2673/P for Loft Conversion at**

**Top Flat, 21 Glenmore Road, London, NW3 4BY**

**Proposal**

The proposed development is an erection of 2500 mm width rear dormer together with installation of four conservation type roof windows to the front roof slope and one roof window replacing the existing to the rear roof slope. The scale of the proposed roof extension is proposed to be kept in line with local precedents.

**Precedents**

**19C Glenmore Road (Planning Application - 2012/6777/P) granted after appeal 18/10/13**

Dormer width 2500 mm (measuring to scale drawings).

Plus terrace

Roof ridge

From the appeal notice letter:

The appeal is allowed and planning permission is granted for the erection of a dormer and the formation of an external terrace to rear roof of existing flat at 19C Glenmore Road, London, NW3 4BY, in accordance with the terms of the application, 2012/6777/P, dated 21 December 2012, subject to the following conditions:

The rear elevations of many of these buildings have been altered over time and include dormer roof extensions, sometimes at two levels, and other additions. The CAS states that such minor alterations and extensions can have an accumulative impact on elements that contribute to the character and appearance of buildings, street and areas as a whole. Within its guidelines the CAS, in paragraph BE26, states that roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable in certain circumstances. This is where their effect would be detrimental to the form and character of the existing building; the property forms part of a group or terrace which remains largely, but not completely, unimpaired; the property forms part of a symmetrical composition, the balance of which would be upset; and the roof is prominent, particularly in long views. However, CAS paragraph BE27 states that further dormers at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs.

Due to the height of the existing ridge line and the shallow depth of the rear gardens of properties within both Glenmore Road and Howitt Road to the east, it would not be possible to view the proposed dormer extension other than from 'above ground' floor windows of properties immediately to the rear of the appeal site. Further, such views would be oblique by virtue of the higher ridge lines of the Glenmore Road terraces. The proposed dormer would not be readily visible from public vantage points and consequently I find that the proposal would have a very limited visual impact upon the character or appearance of the Conservation Area. Moreover, taking into account its contemporary appearance and its rather ingenious roof terrace and skylight features, I find the proposed bulk, form and scale of the proposed development acceptable.

in paragraph 5.7 the CPG states that additional storeys and roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to reunite the group of buildings and townscape. However, the CPG notes in paragraph 5.13 that the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind. The appellant points to examples of similar roof dormers within Glenmore and Howitt Roads as precedents. The Council states that decisions in many of these cases were made prior to the adoption of current LDF policies or prior to their inclusion within the CA. However, I note that those approved at No.s 27 and 33 Glenmore Road were approved in 2007, after the designation of the Glenloch Area as a Conservation Area in 1988.

From design and access statement:

There have been a number of extensions and developments to the terraced properties in this area, in particular alterations to the roofscape. The client has approached Emrys Architects to convert his second floor flat with the aim to create a more spacious flat and a higher quality living space. The flat in its current state has a small kitchen and bathroom on the half landing level and the second floor level is split into two bedrooms and a living room [we will have three bedrooms and one much larger living room more suitable for a three bedroom flat, by knocking down the wall between the two rooms at the front of the second floor].

The scale of the extension has been kept in line with local precedents. As seen in the planning history there are a number of developments on Glenmore road and the surrounding streets that have consented rooftop developments of similar size. The dormer does not build higher than the ridge line making the extension invisible from street level. The dormer is centred on the line of the existing dormer below and is set in by over 500mm from the party wall. To ensure the extension blends into the existing fabric, the slate of the roof will continue vertically on the new balcony and dormer wall. Through a more logical living arrangement and added amenity space this simple design solution will feel much more spacious and bright and will provide the resident with a better quality of life.

#### **Flat D 31 Glenmore Road – granted 30/04/18**

The design and access statement says that the dormer has been kept well below the existing ridge line, but to me it looks like it is at the ridge – the height from floor to ceiling is 2113 I think according to their drawings

Additional 2 velux windows granted, taking the total from 2 to 4

Relocate existing conservation velux at rear

Dormer 2100 wide (narrower than ours)

Sliding sash windows to match existing

#### **35 Glenmore Road**

From the planning award letter, though I think they mean third floor dormer in the loft as per the drawings in which it is 2.1m wide: The proposed second floor rear dormer has been designed to match the dormer at the neighbouring property at 33 Glenmore Road (2007/1625/P). It would measure 2.1m wide and 1.9m high and is therefore considered to be appropriate in scale. **The distance below the roof ridge is 0.2m** which although less than CPG design guidance is considered acceptable given the

existing dormer 33. It is considered that the proposed dormer is only acceptable in this instance given the existence of the dormer at 33 and the symmetry that would result between these attached properties which would form a balanced pair within the terrace at second floor level. There are also examples of second floor rear dormers on Glenmore Road (nos. 19C, 33) and Howitt Road (nos. 3, 23) to the east which don't meet the 0.5m guidance within CPG1.

This is from the design and access statement for 35:

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.

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 (**on the drawings there are four roof windows and there are four in the photos of the finished loft**)

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.

**Opposite on Howitt Road**



View of the rear of the property on Howitt Road – most appear to feature a variety of dormers

## 19C Glenmore Road



Dormer and terrace at 19C Glenmore Road.