

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

23 August 2018

Ref: FW/110

Your Ref:

Dear Sirs

Application for Planning Permission -38 Glenloch Road, London, NW3

We write on behalf of our client, McKay Estates, to submit a planning application in respect of works to 38 Glenloch Road, London, NW3.

The site

No. 38 Glenloch Road is an Edwardian red brick mid-terrace property which has five storeys (including lower ground floor). The house benefits from dormers and roof terraces to the front and rear, with garden and a single storey glazed infill side extension to the rear.

The property is not listed but is located within the Belsize Park Conservation Area and is situated within Flood Risk Zone 1.

The southern side of Glenloch Road is a long row of terraced houses and mansion blocks stretching between Glenilla Road to Glenmore Road, whilst the northern side of Glenloch Road is divided into shorter terraces by a series of private roads. The red brick terraced houses on Glenloch Road, with a basement and an attic storey within a slate-faced mansard, make a positive contribution to the Belsize Conservation Area.

The property is located in a sustainable location with local retail uses being found on nearby Haverstock Hill with Belsize Park Underground Station being located within walking distance.

Proposals

Planning permission is sought for:-

***“Conversion of single dwelling house into 3 residential units with enlargement of existing basement and creation of a rear lightwell. Deepening of front lightwell, fenestration alterations, rebuilding of ground floor extension and associated landscape works.*”**

The proposed works include the following:

- lowering of the front lightwell and existing lower ground floor level
- extended lower ground floor, beneath the existing footprint of the property
- new lightwell within rear garden
- demolition and reconstruction of the rear ground floor side infill extension
- retention of the rear ground floor fenestration
- installation of a conservation rooflight to the hip of the principal roof of the building

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The use of the property is residential C3, which will continue. The proposal seeks to convert the house into three separate residential units; a three-bedroom duplex flat at lower ground and ground floor, a two bedroom flat at first floor, and a two-bedroom duplex flat at second and third floor.

All of these proposed flats comply with the London Plan 2016 'minimum space standards for new dwellings', and will increase the housing stock within the borough.

The proposal aims to extend the existing terraced house by 50m² (GIA) by extending the existing lower ground floor level under the footprint of the building.

The existing footprint of the property will remain principally unchanged but a replacement side infill extension will be installed to the rear of the property which will give a cohesive appearance to the rear elevation.

Pre-application discussions

Extensive pre-application discussions (2017/6537/PRE) have been held with the Council and the proposals have been updated to reflect these discussions and address comments raised.

Application Submission

We submit the following information via the planning portal (Ref: PP-06803335)

- Covering Letter
- Application form
- Planning Statement
- 1706_050 - Site and Location Plans as Existing
- 1706_101A_102A_103A_104A_105A - Plans, Sections and Elevations as Existing
- 1706 - 38 Glenloch Road Design and Access Statement
- 1706_301B_302B_303B_304B_305B - Plans, Sections and Elevations as Proposed
- 1706_331A - Lighting Study (Bed 2)
- 1706_332A - Lighting Study (Bed 3)
- SK_20171211_01 - Below Ground Drainage Sketch revA
- GeoSmart FloodSmart Flood Risk Report - 70356R1REV2
- Construction Methodology Statement and Basement Impact Assessment
- Ground Movement Assessment
- Construction Management Plan
- Landmark Trees_38GLR_Arbicultural Impact Assessment Report 01a

We look forward to discussing the application proposals with you and receiving confirmation that the package has been received.

Should you require any further details in respect of this application submission please contact Faye Wright on 01295 711 928 or Simon Baker on 0207 229 1558.

Yours faithfully

Forward Planning and Development

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