

Comments re. Planning Application no. 2019/2601/P – 1 Glenhurst Avenue, NW5 1PT –

I am the freeholder of 3 Glenhurst Avenue, the adjoining property to the west of No.1 Glenhurst Avenue ('No.1 Glenhurst'). Since August 2009, there has been maintenance work done to the roof and to the exterior real wall (including window frames) of No.1 Glenhurst.

Main Concerns

The proposed development is based on a number of inaccuracies, will have an adverse effect on the local environment and my property, and in spite of the claims in the Design, Access and Heritage Statement ('DAHS') does not robustly preserve or enhance the special character or appearance of No.1 Glenhurst, a heritage asset, and its surroundings within the Conservation Area, as required by the CPG.

1. There are fundamental inaccuracies in the Application which need to be addressed as part of the planning process, including impact of the development on the Environment and the Conservation Area;
2. There are several generalised statements in the DAHS such as 'Through careful architectural detailing, the property's positive attributes are preserved and enhanced by the new sympathetic additions,' which are not reflected in the proposed plans;
3. The planning application does not provide any clear and convincing justification for the demolition of the Arts and Crafts Bay at the rear of No.1 Glenhurst ('Arts and Crafts Bay'), a heritage asset, as required by the CPG;
4. The Development is not in line with Planning Policy DC3 – Requirements for good design – of the Dartmouth Park Neighbourhood Plan (see 7.3 of the DAHS); and
5. My property will be overlooked, the development will have a detrimental effect on my property in terms of loss of outlook, privacy and amenity, and is not in line with Policy DC4 of the Dartmouth Park Neighbourhood Plan.

1.Environment

The Application Form – personal data - point 11 - states that 'there are no trees or hedges on land to the proposed development site that could influence the development'. This not the case. There is a large fig tree on the property adjacent to the East of No.1 Glenhurst. This will tree will be seriously affected by the proposed new ground floor extension:



View of fig tree from my rear garden

Although the DAHS states that the proposed new ground floor extension will 'replace' the existing extension, it will in fact be twice the width and longer and higher than the existing extension, and will take up much more of the garden of No.1 Glenhurst. A substantial part of the garden of No.1 Glenhurst will be lost forever.

Under 6.5 2 of the DAHS, it states that a bio-diverse roof is incorporated in the extension 'in response to Policy CC2', and in 7.2, 'it is proposed to incorporate a bio-diverse roof on the ground floor extension.' However, only half of the roof of the new Extension will be bio-diverse.

2. Incorrect information about the use of the land and garages on the southern boundary to the rear of No.1 Glenhurst & the visibility of the rear of No. Glenhurst to neighbouring residents and the surrounding area. - Especially relevant to the impact on the Conservation Area of the demolition of the Arts and Crafts Bay and the proposed Roof Dormer:

2.1 Use of land adjacent to rear and east of No.1 Glenhurst:

Under 'Scale of the proposed development' in 1 Executive Summary of the DAHS, it states '

'The house and garden do not back onto other residential properties, but a low level car park and garages which serve the commercial developments on Gordon House Road. Two garages under different ownership are immediately adjacent on Glenhurst Avenue to the East.'

This is incorrect

These garages to the south of No. 1 Glenhurst are part of the Haddo Estate which is owned by Camden Council, and rented out to residents only. There is no car park serving the commercial development on Gordon House Road in front of these garages, and the area in front of the garages only provides exclusive access to these garages for residents.

(The East of No.1 Glenhurst, is in fact immediately adjacent to the passageway which gives rear access to at least one of the neighbouring properties to the East. The 2 garages to the east of the passageway are also owned by Camden Council and rented out to residents).



The above picture is described in 6.1 'Repairing the rear façade' as the view from the 'commercial unit car parks' is incorrect. These are residential garages.



View of a Clanfield (Haddo Estate) resident walking towards the garage she rents from Camden Council.

2.2 Visibility:

6.1 of the DAHS also states, 'The rear facade of 1 Glenhurst Avenue is only visible from the car park to the rear and a couple of flats in the Haddo House development,....' This is also not correct.

6.5 also states 'the ground floor level at the rear has minimal visibility to the surroundings'. Also not correct.

The rear façade of No.1 Glenhurst, including the Arts and Crafts Bay is clearly visible to the lower and upper residents of Clanfield on the Haddo Estate both from the west and east, who face the rear elevation of No.1 Glenhurst from the South. There is also a direct view of the rear of No.1 Glenhurst from Gordon House Road to the South. The Arts and Crafts Bay is also clearly visible to other residents of the area (i.e. not only to allegedly commercial garages, which are in fact residential). – See Ordnance Survey map in the DAHS, and below pictures:



View from outside the western end of the lower dwellings of Clanfield and from the residential garages.



View from the eastern end of the lower dwellings of Clanfield.



View of the rear of No.1 Glenhurst from Gordon House Road showing the access road to the residential garages

The views of the rear façade of No.1 Glenhurst in plain sight clearly exist, notwithstanding that No.1 Glenhurst is outside the viewing corridor in the planning policies Map in 7.1 of the DAHS.

3. Demolition of The Arts and Crafts Bay

The proposed demolition of the Arts and Crafts Bay at the rear of No.1 Glenhurst ('Arts and Crafts Bay') will be the loss of a heritage asset.

The summary of the Proposal on the title page of the Application neglects to mention the proposed demolition of the Arts and Crafts Bay, and the demolition plans have been excluded from the DAHS.

There is also no mention of the Arts and Crafts Bay in 7.2 of the DAHS-Policy D2 Heritage.

Under the heading 'Design principles and concepts' in 1. Executive Summary of the DAHS, (and also under 6.1) it states that 'the existing rear elevation is of very poor quality and not reflective of the character of the conservation area.'

This is not correct: The existing Arts and Crafts Bay is clearly an Arts and Crafts feature, and very much forms part of No.1 Glenhurst as a heritage asset and the Conservation Area.

The whole of the rear wall of No.1 Glenhurst on the ground floor (& perhaps some of the first floor as well, given the height of the new sliding doors at the rear of the property) is to be demolished:



This proposal to demolish will be the loss of a heritage asset and needs clear and convincing justification in accordance with the CPG. The CPG clearly states in 7.44 that ‘Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the Council. In decision making the Council will take into consideration the scale of the harm and the significance of the asset.’

The scale of the harm and the significance of the asset is shown in points **2.1 – Use of land...** and **2.2 Visibility** above.

The Application does not demonstrate sufficient justification for the demolition of the Arts and Crafts Bay, and the DAHS does not include any pictures which show that the rear façade is in such a bad state of repair as to warrant its entire demolition at ground floor level.

The following picture 4, under the heading 5. External Property 5.1 External Condition, of the DAHS described as ‘Existing rear condition in poor state of repair’ is, in fact, a picture of my property; 3 Glenhurst Avenue, and not of No. 1 Glenhurst. This picture has been included in error. The rear of my property is certainly not in a poor state of repair. I have already mentioned this to Thomas Sild, the planning officer, and he has noted the error and offered to redact the Application to delete this.

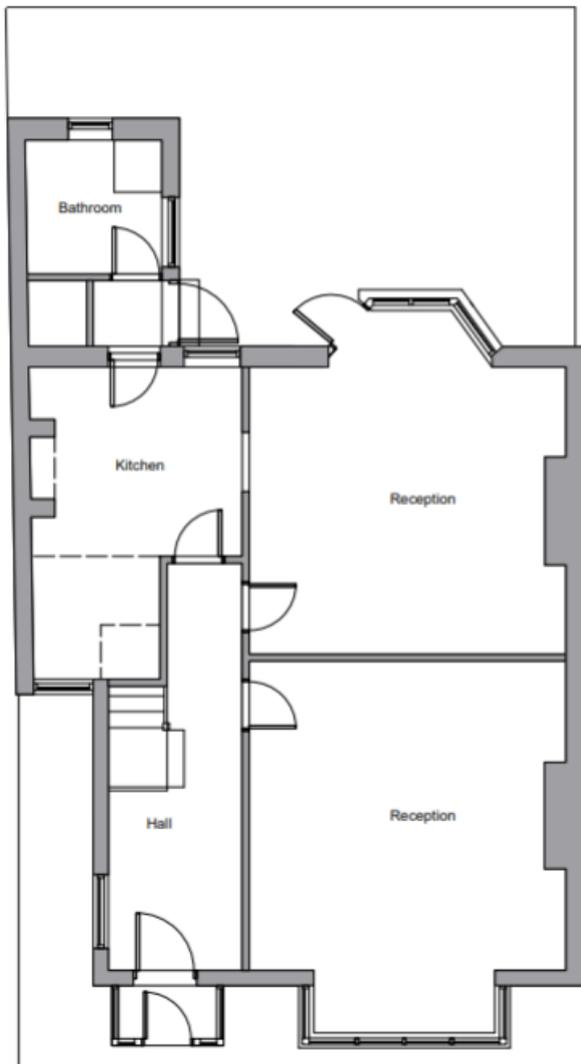


During the time that I have lived at 3 Glenhurst Avenue, the rear façade and window frames of the rear of No.1 Glenhurst have been re-painted. The front façade has not, and it may be the case that the windows of the front Arts and Crafts bay as well as the condition of the Arts and Crafts porch at the front of No.1 on Glenhurst Avenue are in a worse state of repair than the rear Arts and Crafts Bay. There are no proposals to demolish these front features.

Even if the window/door frames of the Arts and Crafts Bay as shown in the below pictures under 6.1 of the DAHS headed 'Repairing the rear façade' are now in disrepair, they can be replaced with materials in keeping with the conservation area. The missing pebbledash can also be replaced. None of the points in 6.1 of the DAHS justify demolishing the whole of the rear façade of No.1, including the Arts and Crafts Bay, at ground floor level (& possibly some of the first floor as well, given the height of the proposed sliding doors facing south),.



It is also not necessary to demolish the Arts and Crafts Bay in order to provide access to the garden from the proposed living/dining area. The Arts and Crafts Bay already has a door providing access directly from the inside property to the outside garden, as shown in the existing drawing:



4.The Roof Dormer

4.1 Bulk

6.1 of 6.4 of the Design Principles in the DAHS states that the current plan for the Dormer conforms to the CPG, and is 'subordinate to the roof and host building': The 500mm distances are minimum requirements of the CPG in relation to the siting of the Dormer, including in respect of an adjoining property, and the current plans do not show that the Dormer will be subordinate to the roof and host building:

Figure 3b: Rear dormer window

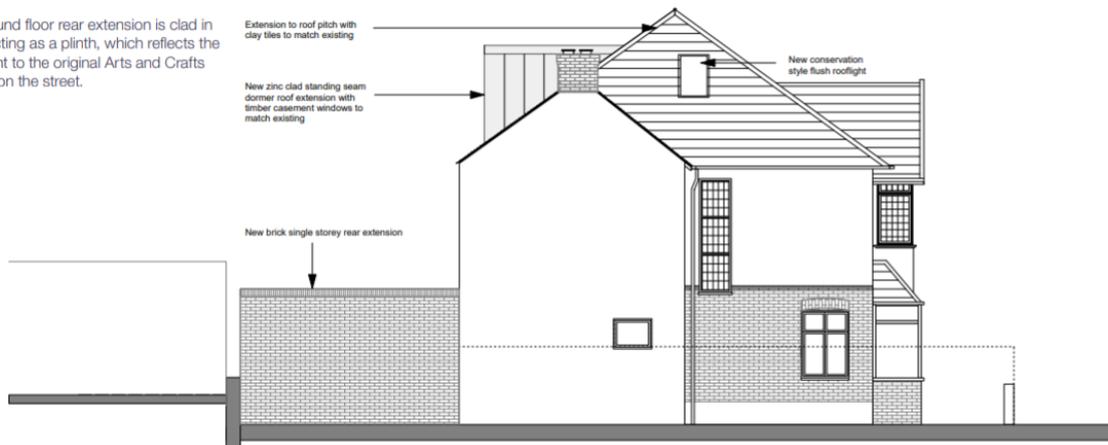


In Figure 3b, the structure surrounding the window is smaller both in height and width to the window below. In the current plan, the Dormer windows are the same width as well as being higher than the windows below, and the surrounding structure is both wider and higher. Furthermore, the above proposed drawing does not show the extent to which the Dormer protrudes from the roof. This is quite substantial, as shown by the proposed east elevation and the proposed section elevation. The proposed section drawing below has not been included in the DAHS. Both these drawings show the extent to which the proposed Dormer will dominate the host building to the east and to the west over the existing lower section of the roof at the front.

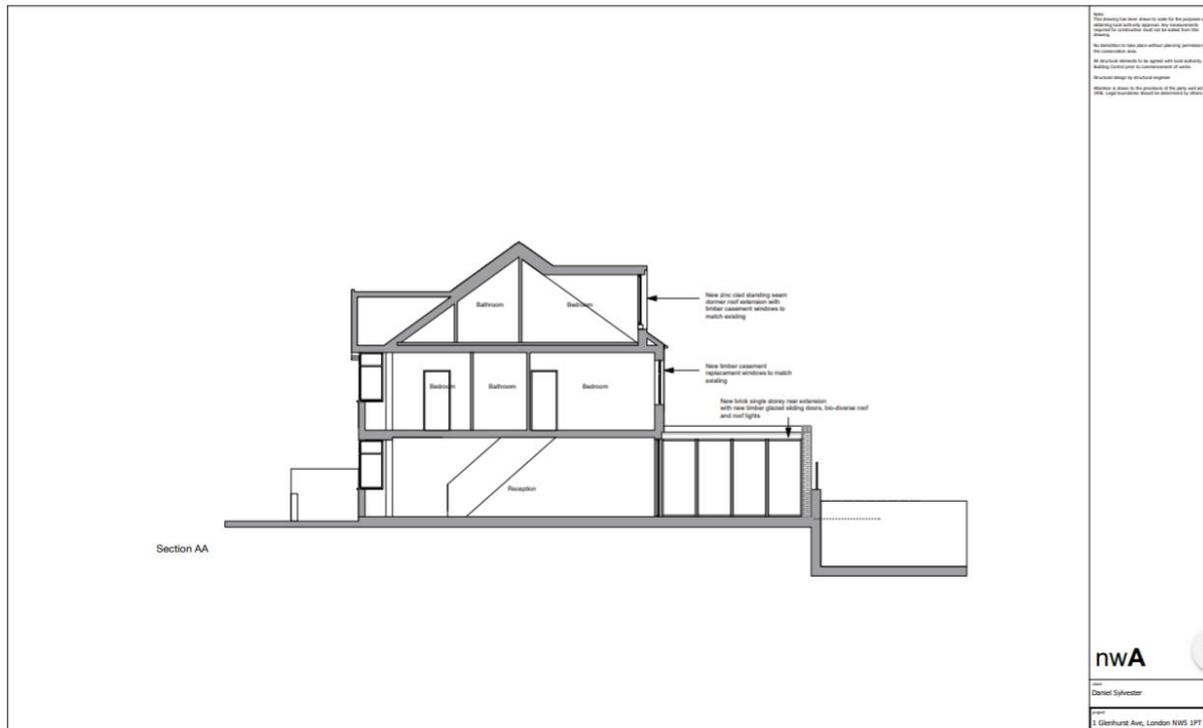
Proposed east elevation drawing:

The east elevation is only partially visible from Glenhurst Avenue. The proposed alteration to the side roof slope would be finished in replacement clay tiles to closely match those existing.

The ground floor rear extension is clad in brick, acting as a plinth, which reflects the treatment to the original Arts and Crafts houses on the street.



Proposed section drawing (omitted from DAHS):



It is not necessary for the proposed Dormer to be of such a large scale/bulk, particularly in height: Under 'Design Principles and concepts' in 1 Executive Summary of the DAHS, it states 'the proposed development includes [...] and dormer to create a habitable en-suite bedroom in the loft.' However, most of the proposed Dormer will be where the existing roof is already of unrestricted height, as shown in the below drawings:

8 Existing Drawings

8.1 Plans (1:100 @ A3)

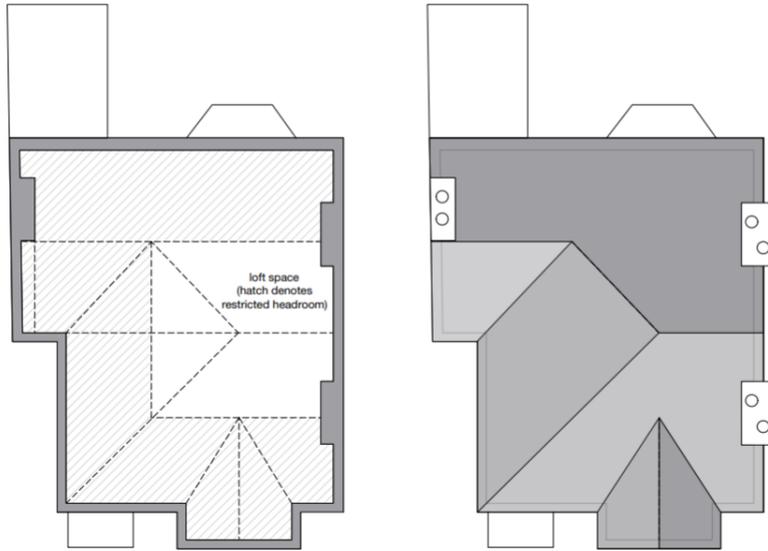


The existing loft has is approximately 3m high at the centre but has a relatively steep pitch angle, which deems over 2/3rds of the loft space uninhabitable.

As noted in section 6.1, the existing layout presents challenges with vertical access from the first floor due to the roof pitch. A roof dormer and hip-to-gable extension are proposed to address the access issue and make the loft space habitable.

Left
Existing loft plan

Right
Existing roof plan



9 Proposed Drawings

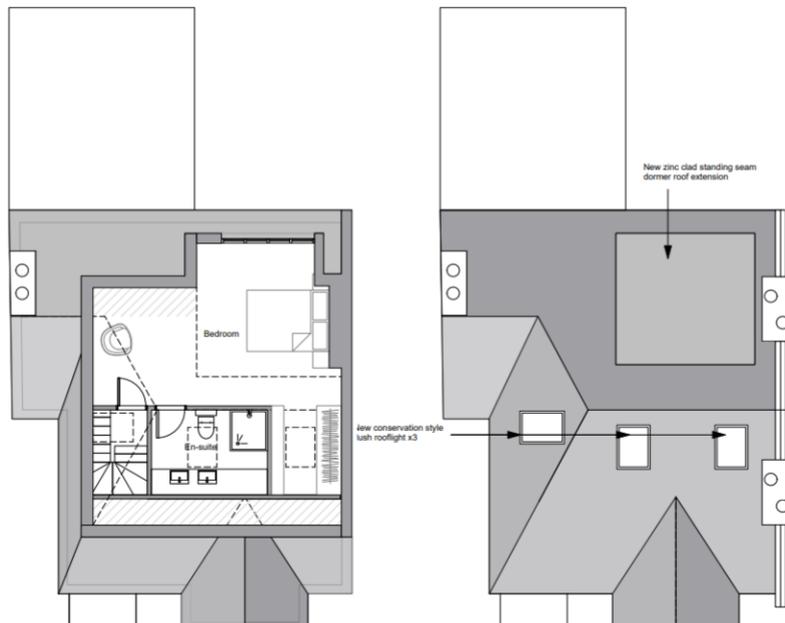
9.1 Plans (1:100 @ A3)



The proposals include an alteration to the existing roof slope to provide Part K compliant access to the loft space, and a rear dormer that follows CPG to provide space for a double bedroom with ensuite bathroom.

Left
Proposed loft plan

Right
Proposed roof plan



4.2 Appearance

Under the heading 'Appearance and Materiality' in 1 Executive Summary of the DAHS, it states

'The new dormer extension would be clad in zinc, blending sympathetically into the Conservation Area'. Elsewhere in the DAHS, it states that zinc has been recommended/suggested by Thomas Sild, the planning officer.

I have been informed by the planning officer that zinc has been recommended/suggested as it resembles lead, a traditional cladding material for dormers. However, there is nothing 'traditional' in the overall shape of the Dormer.

The roof tiles (and their proposed replacements) of No.1 Glenhurst are clay and not slate, and there will be a marked visual difference between the Dormer and the roof.



Example of a roof with slate tiles which blend with a rectangular zinc seamed dormer.

The shape of the dormer will be rectangular, and in combination with the zinc-seamed cladding, will be of a completely modern design. It will be completely out of character in relation to No.1 Glenhurst. None of the Arts and Crafts Principles set out in 6.2 of the DAHS have been incorporated or re-interpreted: The below proposed drawing shows the difference between the rear and the front elevations:

→ **1. Revised Current Proposal**
front elevation (top); rear elevation (below)



Given the proposed form and appearance, the Dormer will in no way blend sympathetically into the Conservation Area, nor as required by the CPG, 'preserve or enhance the special character or appearance of the area' as claimed in the DAHS.

By way of comparison, please see below some examples of Arts and Crafts 'Eyebrow' dormers:



The shape of an existing Dormer on Glenhurst Avenue in the below picture does reflect some Arts and Crafts principles, particularly in combination with the Arts and Crafts bay at ground floor level.



View showing how the side of the Dormer will be visible from Glenhurst Avenue:



The Dormer will also be in full view of the residents of Clanfield and visible from Gordon House Road – see above, and given that the Arts and Crafts Bay is to be demolished, surely it is important to ensure that the arts and crafts character of No.1 Glenhurst be preserved/enhanced. Surely the nature of a Conservation Area is to benefit all residents (i.e., private owners and council tenants alike).

5. Additional concerns re. the effect of the development, especially the Dormer and new Extension, on the outlook, privacy and amenity of my adjoining property:

7.2 of the DAHS, which refers to the Planning Policy states:

“Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden’s Local Plan Document is supported by CPG6 (Amenity).

The proposed extensions would be of a scale and siting sufficiently away from the adjoining neighbours not to result in significant impact on amenity and notwithstanding the design and heritage concerns, would be acceptable in amenity terms.”

This already acknowledges that there will be design and heritage concerns relating to both the Dormer and the new Extension. There is no mention of how these proposed extensions will respect the outlook and privacy of my adjacent property.

The scale and siting of both the Dormer and the new Extension will result in significant loss of amenity to my property, and the design and heritage concerns, in relation to these extensions should not be ignored.

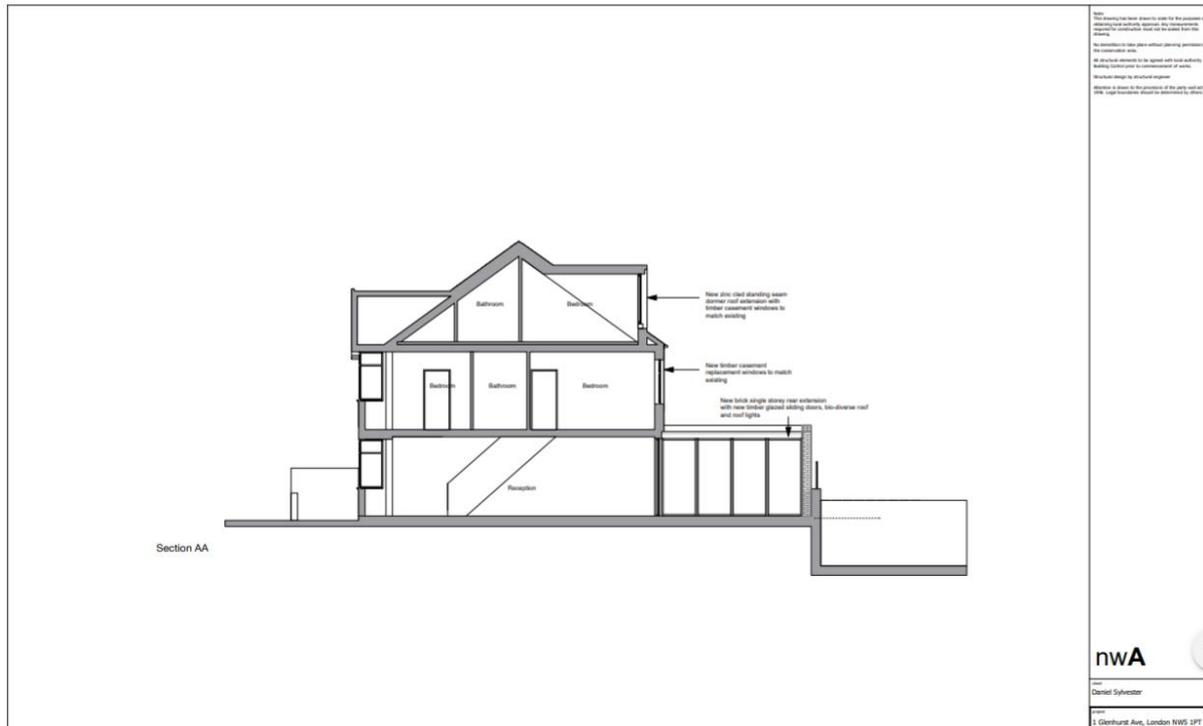
Under the heading ‘Intended use, layout and landscaping, in the Executive Summary 1 of the DAHS, it states that ‘The roof dormer windows are set back to direct views away from [the adjacent block of flats to the east]’ but makes no mention whether the dormer window will overlook my adjacent property to the west.

Please see all my above comments re. the bulk, scale and appearance of the Dormer– The lack of re-interpretation of Arts and Crafts principles is especially important, as the Dormer will be clearly visible from my garden, only fulfil minimum distance requirements and will seriously affect the outlook. Conforming to only minimum distance requirements from my adjoining property will also potentially impact on daylight and sunlight to my immediate rooflight to the west.



View of the existing roof of No.1 Glenhurst from my back garden

The proposed section drawing (not included in the DAHS) shows how the Dormer will adversely affect my Amenity as referred to above.



In relation to the new Extension, the proposal and DAHS both state that the proposal is to ‘replace’ the existing extension. In fact, the new ground floor extension will be higher and longer than the existing extension and higher than my rear extension. To the west, the new Extension will be double the width of the existing one. The siting of the new Extension will be much closer to, and will be not sufficiently away from my adjoining property: It will have an adverse effect on Amenity in terms of privacy, outlook and noise.

The existing and proposed drawings show how much nearer to my property the siting of the new Extension will be:

document - Google Chrome

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8 Existing Drawings

8.1 Plans (1:100 @ A3)

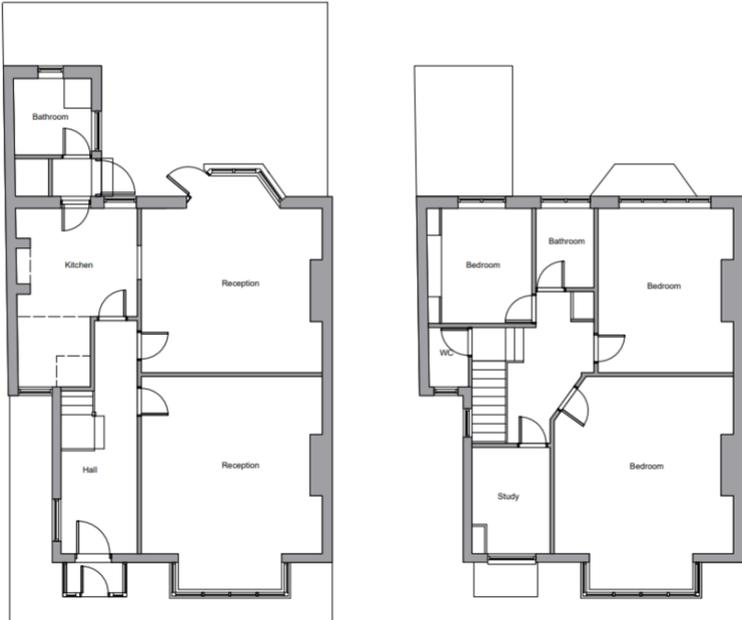
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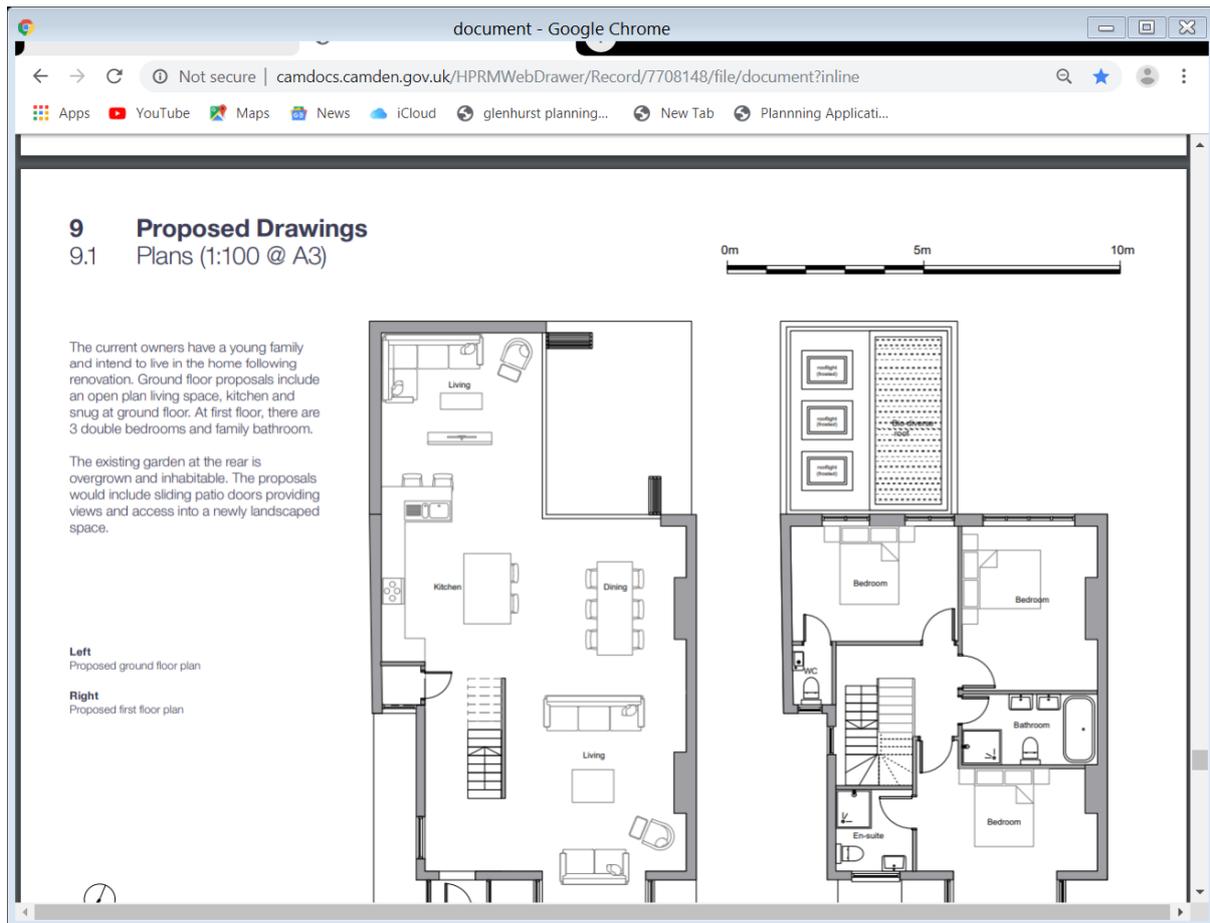
The existing layout is characterised by a series of cellular rooms, which have been adapted over time and have generally fallen into disrepair with minimal maintenance work undertaken in the past 30 years or so. The existing kitchen is too small by current standards and the rear extension, which includes a downstairs WC is of very poor quality with waterproofing, damp and subsidence issues.

The first floor is in a similar condition with a need for a full refurbishment to bring it in line with current standards.

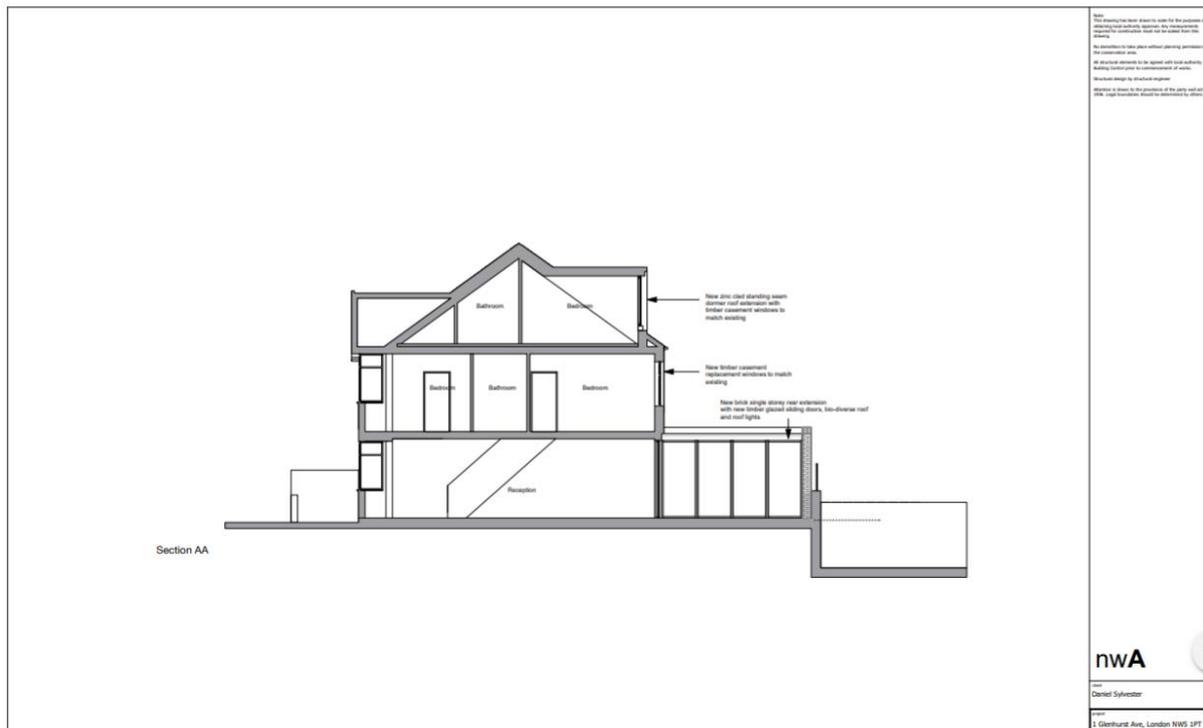
Left
Existing ground floor plan

Right
Existing first floor plan





The proposed section drawing, (which, along with the existing section drawing, is not included in the DAHS), shows the height of the new Extension, (approx. 3 meters) and in particular, the height of the sliding doors. It also shows how much my garden will be overlooked by the full height sliding doors of the new Extension which will run along the full depth of the back garden of No.1 Glenhurst.



The modern sliding doors will be clearly visible close to my property. None of the design of the new Extension to the west with its sliding doors reflects any Arts and Crafts principles or any interpretation of them.

The new Extension will also partly obscure the outlook from my garden of the conifer tree to the south of No.1 Glenhurst. My outlook of the fig tree to the east of No. 1 Glenhurst will possibly go altogether if it needs to be substantially pruned/felled in order to accommodate the development.



Picture showing view from my garden of existing extension which is lower, further away and shorter than the new Extension, - with outlook of fig tree and conifer

The bio-diverse part of the roof on the western side of the roof of the new Extension will also be clearly visible from my property, and no mention is made in the Application of the type of planting that I will look out on, and how the planting will be maintained.

In environmental terms, a substantial part of the garden of No.1 Glenhurst will be lost forever. This garden and the front garden were well maintained until the previous owner's death in April 2018.

The proposed garden will be an extremely small confined playing area for young children, directly adjoining my property, particularly against the wall of my ground floor extension, which will result in increased noise and further loss of amenity to my property.

There are also 2 oblong shapes in the garden on the above proposed drawing plans 9.1 without any explanation of what these structures are, their material, and or height and what affect they will have on my outlook, privacy and amenity.

6. Other heritage concerns re. the front elevation of No.1 Glenhurst

The application does not specify the type of glazing that will be used in the new windows, in particular, whether lead glazing will be re-instated to truly reflect Arts and Crafts principles and whether it is the intention to have frosted glass in the windows of the new loft and first floor ensuites. There is also no mention of whether the clay tiles above the front porch and the horizontal clay tiles on the plinths above the ground floor and below the first floor will be replaced with tiles of a similar colour, style and shape.

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29 June 2019