

49 Glenmore Road, NW3 4DA ref.  
2020/5732/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



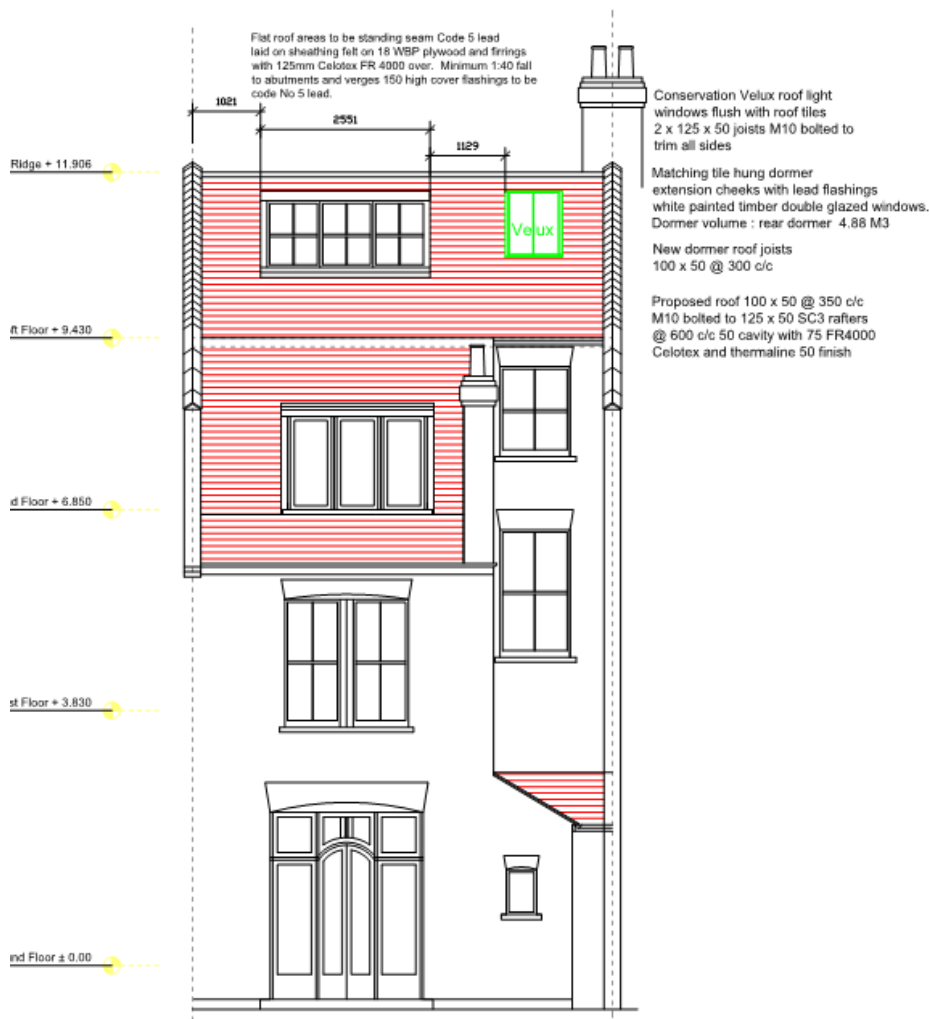
**Photo 1 (above):** front elevation (application site on left)



**Photo 2 (above):** red circle denotes proposed location of dormer



**Photo 3 (above):** wider view of terrace showing other third floor dormers (approval at no.35 now built out but not shown on aerial)



**PROPOSED REAR ELEVATION**

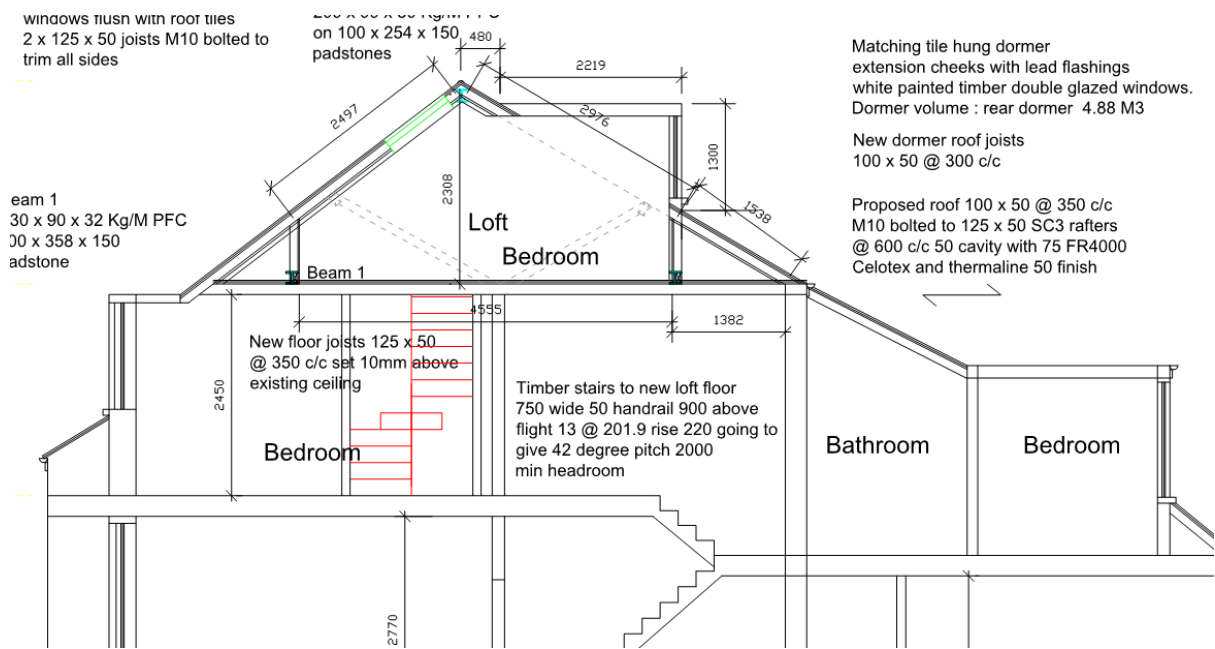
Flat roof areas to be standing seam Code 5 lead laid on sheathing felt on 18 WSP plywood and firings with 125mm Celotex FR 4000 over. Minimum 1:40 fall to abutments and verges 150 high cover flashings to be code No 5 lead.

Conservation Velux roof light windows flush with roof tiles 2 x 125 x 50 joists M10 bolted to trim all sides

Matching tile hung dormer extension cheeks with lead flashings white painted timber double glazed windows. Dormer volume : rear dormer 4.88 M3

New dormer roof joists 100 x 50 @ 300 c/c

Proposed roof 100 x 50 @ 350 c/c M10 bolted to 125 x 50 SC3 rafters @ 600 c/c 50 cavity with 75 FR4000 Celotex and thermaline 50 finish



windows flush with roof ties 2 x 125 x 50 joists M10 bolted to trim all sides

200 x 200 x 300 mm PFC on 100 x 254 x 150, 480 padstones

Matching tile hung dormer extension cheeks with lead flashings white painted timber double glazed windows. Dormer volume : rear dormer 4.88 M3

New dormer roof joists 100 x 50 @ 300 c/c

Proposed roof 100 x 50 @ 350 c/c M10 bolted to 125 x 50 SC3 rafters @ 600 c/c 50 cavity with 75 FR4000 Celotex and thermaline 50 finish

Beam 1 30 x 90 x 32 Kg/M PFC 30 x 358 x 150 adstone

New floor joists 125 x 50 @ 350 c/c set 10mm above existing ceiling

Timber stairs to new loft floor 750 wide 50 handrail 900 above flight 13 @ 201.9 rise 220 going to give 42 degree pitch 2000 min headroom

Bathroom

Bedroom

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/03/2021</b>	
(Member's Briefing)		N/A		<b>Consultation Expiry Date:</b>		<b>07/02/2021</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Kristina Smith				2020/5732/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
49 Glenmore Road London NW3 4DA				Refer to Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of rear dormer at third floor level and installation of 3 rooflights (2 to front, 1 to rear)							
<b>Recommendation(s):</b>		Grant Conditional Planning Permission					
<b>Application Type:</b>		Householder Application					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<ul style="list-style-type: none"> <li>• A site notice was displayed between 05/03/2021 and 29/03/2021</li> <li>• A press advert was published on 04/03/2021</li> </ul> <p>One objection was received on the following grounds:</p> <ul style="list-style-type: none"> <li>• Site location plan is incorrect</li> <li>• New proposed dormer is too wide and would be overbearing and intrusive. It must be visually subservient to the existing 2nd floor dormer and proportionate to the rear elevation. It would be harmful to the conservation area to allow this width</li> <li>• Recent approval at no.33 was revised to be narrower</li> </ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"> <li>- <i>A revised site location plan has been submitted, superseding the original incorrect one. The application was subsequently reconsulted.</i></li> <li>- <i>Revised drawings have been submitted and the dormer has been reduced in width. See para 1.2 and design and conservation section of report.</i></li> </ul>			
<b>Belsize Park CAAC</b>	<p><u>The Belsize Park Conservation Area Advisory Committee objected on the following grounds:</u></p> <p>Object to:</p> <ul style="list-style-type: none"> <li>• proposed double decker rear dormer is far too wide and out of scale and character with the house</li> <li>• new rooflights and loss of roof surface</li> </ul> <p><i>Officer Response:</i></p> <ul style="list-style-type: none"> <li>- <i>Revised drawings have been submitted and the dormer has been reduced in width. See para 1.2 and design and conservation section of report.</i></li> <li>- <i>The proposed rooflights are considered modest and would retain adequate roofslope space. See paras 3.7 and 3.8</i></li> </ul>			

## Site Description

The site is a four-storey mid-terrace single dwelling house on the south-eastern side of Glenmore Road. To the rear the properties back on to the Howitt Road, separated by small rear gardens.

The property has three floors with rooms in the attic and basement. It is not listed but it lies within the Belsize Conservation Area and is designated as a building that makes a positive contribution to the conservation area.

Of the sub-area comprising Glenloch, Glenmore and Howitt Roads, the conservation area statement notes that this is a distinct area of Edwardian terraced housing and that, on entering this sub-area, there is a change in character from larger, grander, villa development to more modest family housing of a much smaller scale and tighter grain. As described in the CAS, "*houses along Glenloch, Glenmore and Howitt Roads are two storey red brick terraces with a basement and an attic storey within a slate-faced mansard. At roof level, the party walls are expressed as upstands with shared chimneys located at the ridge that step up the street.*" It points out that all the terraces "*have three light, two storey bays and dormers and utilise render and white painted timber frames to provide contrast*", and that "*the elevations give strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration.*"

## Relevant History

### Application site

**2006/3675/P** - Excavation to create enlarged basement with window at front basement level, plus an enlarged front basement lightwell with staircase, to provide additional residential floorspace to existing dwellinghouse. **Granted 10/10/2006**

### 15 Glenmore Road

**2016/6171/P** - Erection of single storey rear extension; erection of rear dormer at second floor level; installation of 3 rooflights on front roof slope and 1 on rear roofslope – **Granted 20/12/2016**

### 21 Glenmore Road

**2018/2673/P** - Erection of a dormer roof extension to the rear roof slope and installation of 4 x roof lights to the front elevation all associated with the use of the property as maisonette. **Refused 10/09/2018** on the following grounds:

*The proposed rear dormer by reason of its bulk, scale and siting on a largely unobstructed roofscape at upper level would be an incongruous addition to the host property and detract from the character and appearance of the building, wider terrace and Belsize Park Conservation Area.*

**Allowed on appeal on 02/05/2019 under ref: APP/X5210/W/18/3216605; Inspector concluded no harm**

### 35 Glenmore Road

**2015/6326/P** - Construction of a third floor rear dormer and rooflights to the front and rear elevations. **Granted 26/01/2016**

### 63 Glenmore Road

**8803953** - Conversion of roofspace including provision of two new dormers. **Granted 08/05/2003**

## Relevant policies

### National Planning Policy Framework (2019)

### London Plan 2021

### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

## Camden Planning Guidance

CPG Home improvements – January 2021

CPG Amenity – March 2018

### Belsize Park Conservation Area Statement (2003)

#### Assessment

##### 1.0 Proposal

1.1 The applicant seeks permission for the following:

- Installation of rear dormer at second floor level (2.5m (w) x 1.3m (h) x 2.2m (d))
- Installation of 3 conservation style rooflights – 2 on front roofslope and 1 on rear roofslope

1.2 Following negotiations with the applicant, the following revisions were made:

- Width of dormer reduced from 3.4m to 2.5m

##### 2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design and conservation
- Amenity

##### 3.0 Design and impact on conservation area

###### *Erection of rear dormer at third floor level*

3.1 The proposed rear dormer would appear as a subordinate addition to the roof slope and would maintain adequate distance between the roof ridge and side parapet walls. Overall, the dormer is a smaller addition to the existing second floor dormer and therefore would not create a top heavy addition to the building and support a hierarchy of windows that become smaller in scale moving up the building. The dormer would comprise three windows with traditional glazing bars and have slim cheeks, resulting in an elegant, lightweight appearance. The dormer cheeks would be tile hung to match the roof with lead flashings and white painted timber windows. The design and scale of the dormer is considered to be compliant with CPG Home improvements 2021.

3.2 There are other examples of rear dormers at this level within the wider terrace, (including no's 33, 35 and 63 plus recent but unbuilt permission at no.21 allowed on appeal under ref. APP/X5210/W/18/3216605) and some of these, when viewed in aerial imagery, can appear insensitive and harmful to the integrity of the roof slope. It is important to note; however, that owing to the small rear gardens and the shallow roof slopes, the dormers are only visible in limited private views from 'above ground' windows of properties opposite. Furthermore, the design of this dormer is considered to be sympathetic to the host building, providing adequate distance from the roof ridge and side walls and being appropriately detailed, compared to more historic examples.

3.3 The most recent decision for a third floor level rear dormer is at no.21 Glenmore Road (application ref no 2018/2673/P). Initially refused, it was then allowed on appeal with the Inspector concluding there was no harm to the Belsize Conservation Area given the variety of dormers on the rear elevation at both second and third floor levels, including larger examples than the appeal proposal. The Inspector also noted the lack of visibility owing to the small rear gardens.



3.4 Overall, the proposed dormer would preserve the character and appearance of the host building, the terrace group and wider conservation area.

#### *Installation of rooflights*

3.5 The installation of 3 modestly scaled rooflights (two to the front and one to the rear) is considered to be an acceptable alteration that would retain the overall roof form. The front rooflights would be located towards the ridge and owing to the very shallow pitch of the roof and the height of the property, would not be visible from within the streetscene. The rear rooflight would be positioned adjacent to the dormer at an appropriate distance and in line with the windows below. This would not be readily visible except for limited private views from rear windows of Howitt Road. The rooflights would be conservation style fitted flush to the roof slope.

3.6 Overall, the proposed development is considered to preserve the character and appearance of the conservation area, in accordance with policies D1 and D2 of the Local Plan. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### **4.0 Amenity**

4.1 Given the host building has existing rear windows at upper level the proposal would not be likely to lead to a significant increase in existing levels of overlooking. The dormer would not lead to any loss of daylight or sunlight to neighbouring gardens, given its subordinate size and the shallow roof pitch.

4.2 As such, there are no adverse amenity impacts associated with the proposal, and they would accord with policy A1 of the Local Plan.

#### **5.0 Conclusion**

5.1 Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 6<sup>th</sup> April 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/5732/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 8 February 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Bryan Connor Associates Limited  
THE COTTAGE  
2 TREGARON AVENUE  
LONDON  
N8 9EY

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:  
**49 Glenmore Road**  
**London**  
**NW3 4DA**

# DECISION

Proposal: Erection of rear dormer at third floor level and installation of 3 rooflights (2 to front, 1 to rear)

Drawing Nos: SK01; 2033-01; 2033-02; 2033-03; 2033-04 (Rev A); 2033-05 (Rev A)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: SK01; 2033-01; 2033-02; 2033-03; 2033-04 (Rev A); 2033-05 (Rev A)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**