



EDEN

FLAT 2, 21 GLENLOCH ROAD, CAMDEN,
NW3 4DJ

PLANNING, DESIGN & ACCESS & HERITAGE STATEMENT

☎ 0161 820 2055

✉ info@edenplanning.co.uk

EDENPLANNING.CO.UK

MAY 2021

PROJECT: RD977

CLIENT: OLIVER BOUNDY

AUTHOR: Scott Bracken (Senior Planner)

This report has been prepared for the client by Eden Planning and Development Ltd with all reasonable skill, care and diligence, based on the information provided by the client and research undertaken as outlined in this report. This document (or part of it) must not be reproduced without the prior written approval of Eden Planning and Development Ltd.

AUTHORISED: Donna Barber (Director)

DATE: MAY 2021





CONTENTS

1. Introduction
2. Site and Surroundings
3. The Proposal
4. Planning Policy Context
5. Key Planning Matters
6. Conclusion

Appendix 1 Planning History

Appendix 2 Relevant Development Plan policies

Appendix 3 Relevant Material Considerations

1. INTRODUCTION

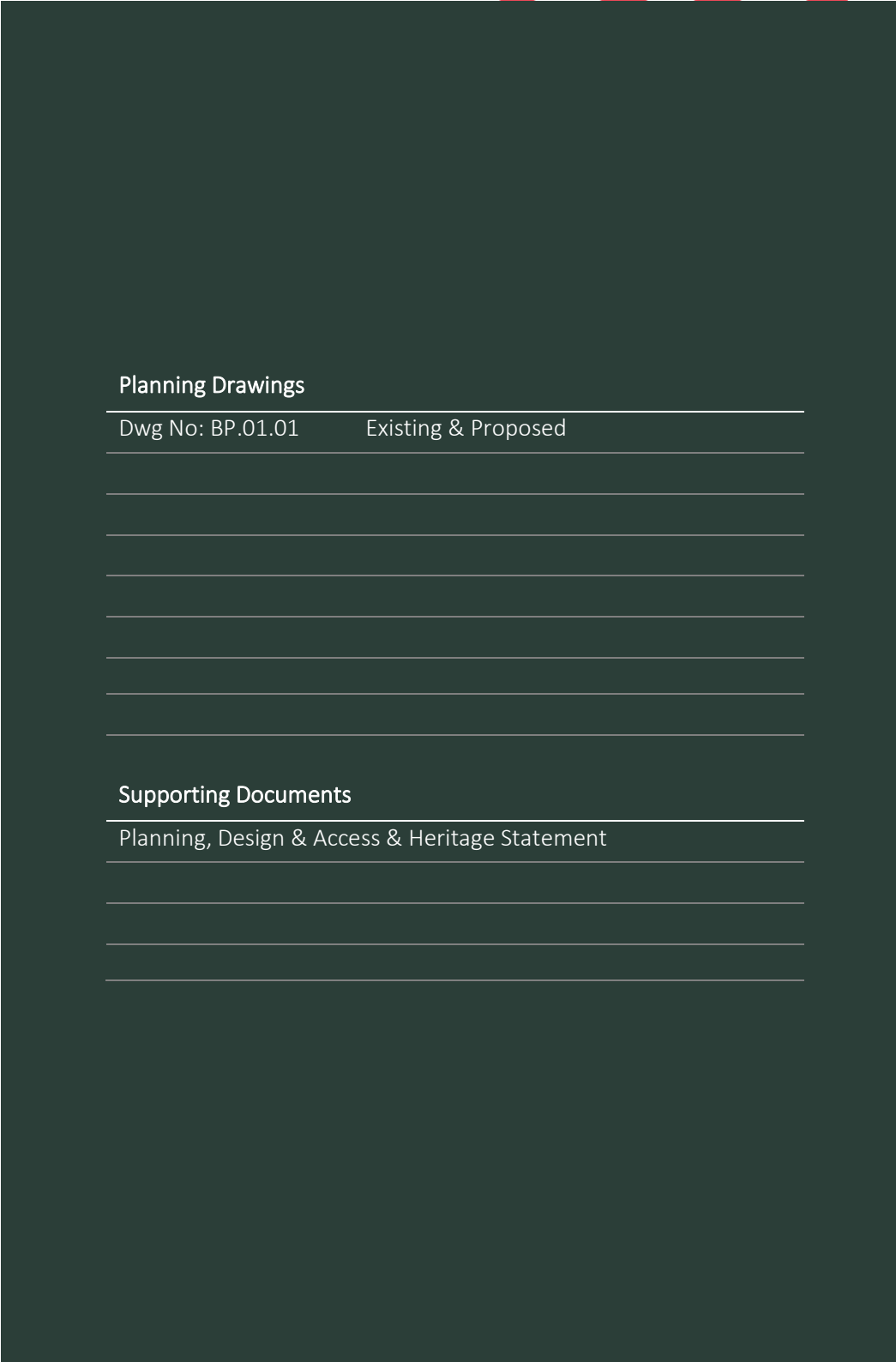
1.1. This Planning Statement has been prepared by Eden Planning and Development Ltd in support of an application for full planning permission to Camden Council (CC) for a dormer window and 3 conservation rooflights at 21 Glenloch Road, Camden, NW3 4DJ.

1.2. The proposed description of development is as follows:

“The installation of a rear dormer on roof slope measuring approximately 3.26m (W) x 2.48m (H) x 4.4m (D) with 3 conservation rooflight measuring 0.8m (W) x 1.1m (H) above”.

1.3. The application is submitted via the Planning Portal (reference PP-09842523). This statement outlines the planning merits of the case. A complete schedule of the drawings and documents that comprise the submission is shown overleaf. This statement addresses the scale and detailed design of the dormer and its relationship with the windows below which were raised in the previous application (LPA Ref: 2018/1899/P) and subsequent appeal (PINS Ref: APP/X5210/W/18/3217782).

1.4. The planning history to the site is included in **Appendix 1**.



Planning Drawings

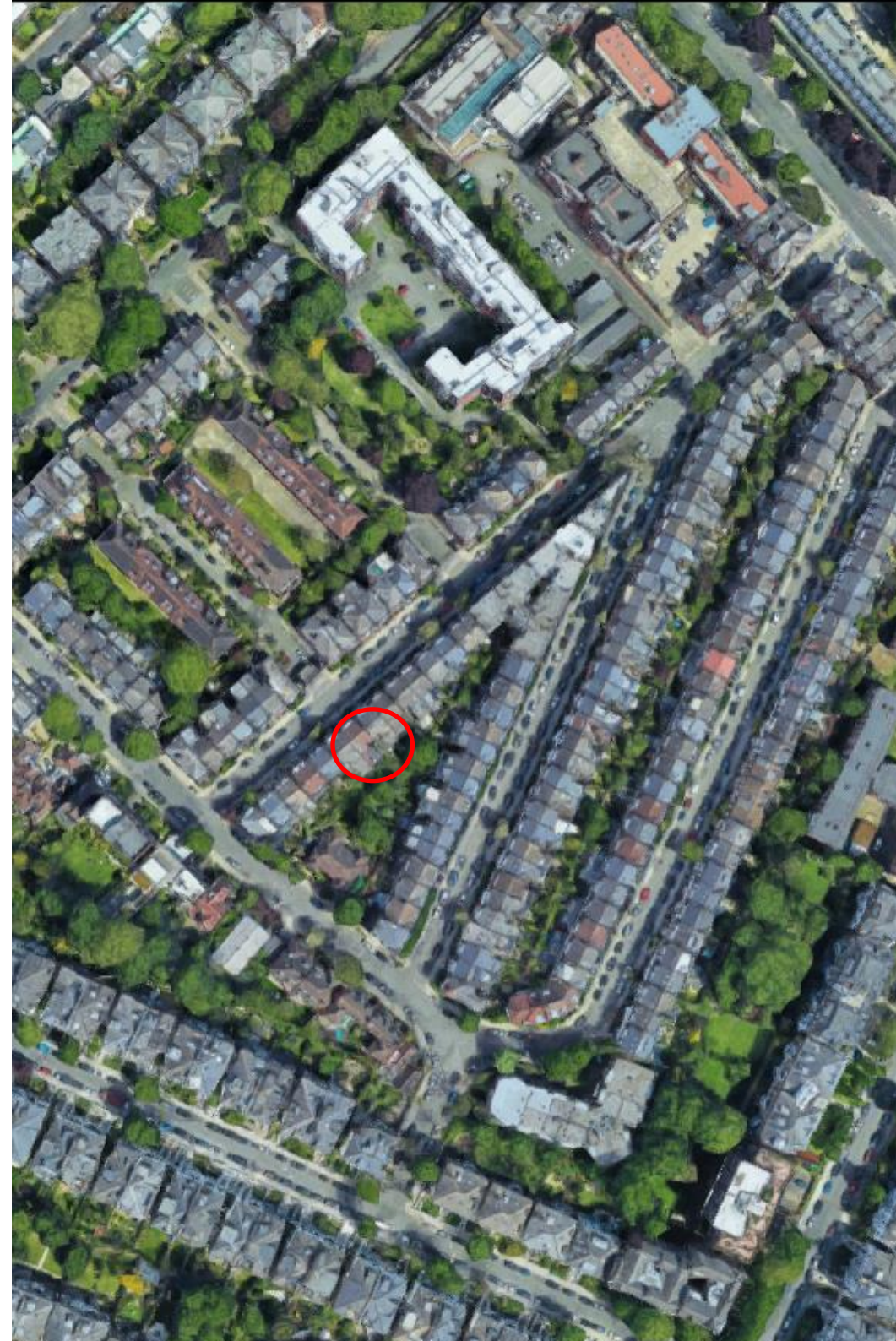
Dwg No: BP.01.01 Existing & Proposed

Supporting Documents

Planning, Design & Access & Heritage Statement

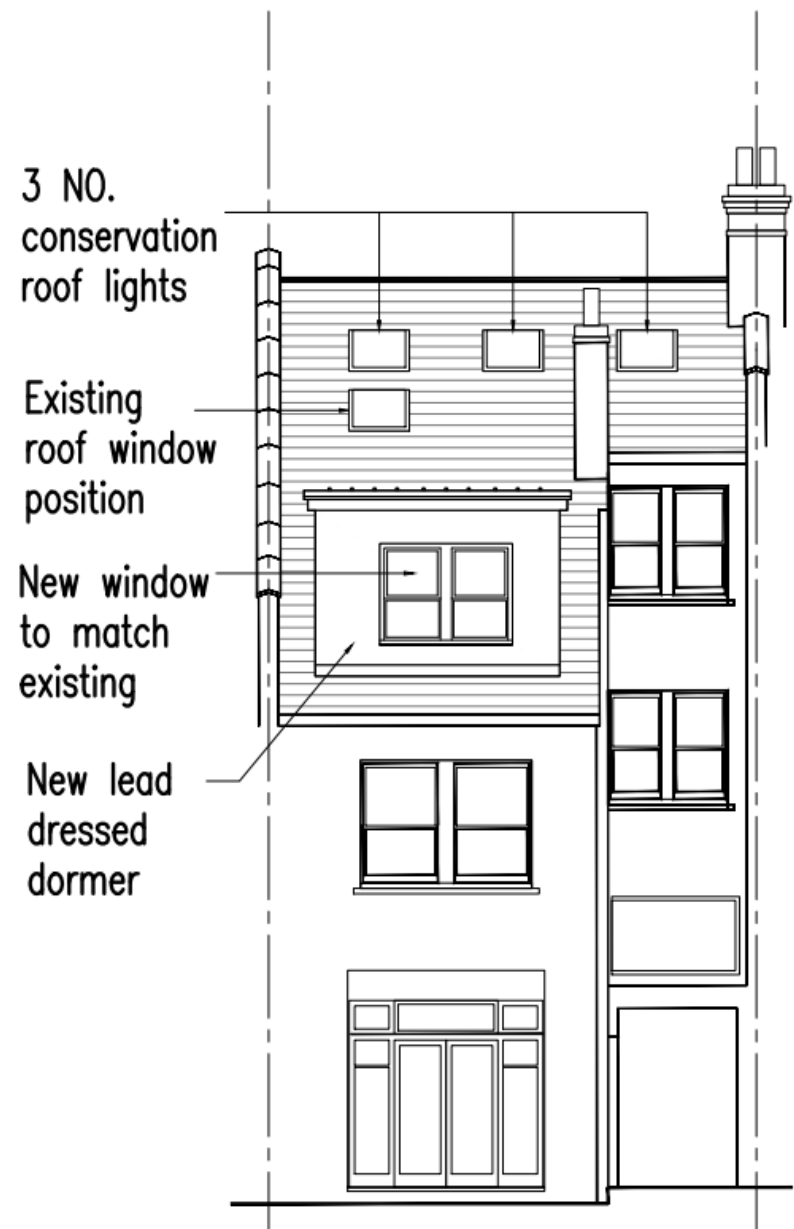
2. SITE AND SURROUNDS

- 2.1. The site comprises a two storey with attic mid-terrace residential property divided into flats. The dwelling is one of three flats at no.21. It is located on the south side of Glenloch Road opposite Tudor Close.
- 2.2. The houses along Glenloch Road are two storey red brick terraces with 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 to the street. The elevations provide strong rhythm and consistency to the terrace.
- 2.3. Front boundary treatments are a combination of brick walls, railings and hedgerows. Street trees are within the footpaths and at irregular intervals. On street parking is available for residents.
- 2.4. To the rear are the dwellings on Glenmore Road.
- 2.5. The site lies within the leafy residential area of Belsize Park.



3. THE PROPOSAL

- 3.1. The proposal is for the installation of a rear dormer on roof slope measuring approximately $3.26m (W) \times 2.48m (H) \times 4.4m (D)$ with 3 conservation rooflight measuring $0.8m (W) \times 1.1m (H)$ above.
- 3.2. The dormer would be set in from the eaves by $0.6m$ and roof slope by $0.5m$. The external finishes would be lead. A traditional timber window frame is proposed.
- 3.3. The 3 conservation rooflight above would be set flush within the roof slope below the ridge.
- 3.4. As can be seen on the elevation, the proposal provides a hierarchical window arrangement on the rear elevation.



PROPOSED REAR ELEVATION

4. PLANNING POLICY CONTEXT

4.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan is the starting point for the determination of any application. An application must be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The Development Plan

4.2. Applications which accord with the development plan should be approved without delay. The development plan for the site comprises the London Plan (LP) 2011 and the Camden Local Plan (CLP) 2017. In this context, the policies should be read as a whole.

4.3. Within the adopted development plan the site is located within the **Belsize Conservation Area**. Also, no.21 is identified as a positive contributor to the Conservation Area.

4.4. As such the following policies are particularly relevant:

- CLP G1 Delivery and Location of Growth
- CLP A1 Managing the Impact of Development
- CLP D1 Design Section 7.2

- CLP D2 Heritage Section 7.41
- CLP T4 Sustainable movement of Goods and Materials
- CLP DM1 Delivery and Monitoring

4.5. The relevant development plan policies are summarised at **Appendix 2**.

Material Considerations

4.6. The following documents are also relevant (refer to **App 3**)

- The National Planning Policy Framework (The Framework)
- National Planning Practice Guidance (PPG)
- CPG1 Design (July 2015 updated March 2018) Sections 1, 2, 3, 4, & 5
- CPG3 Sustainability (July 2015 updated March 2018) Sections 1 & 4
- CPG6 Amenity (September 2011 – updated March 2018)
- Belsize Conservation Area Statement (2003)

5. KEY PLANNING MATTERS

5.1. Following a review of the relevant planning policies and guidance together with the previous officer's report and subsequent appeal decision, we have identified the following as being the key planning matters for consideration:

- Design and Appearance
- Amenity

5.2. The Inspectors assessment of the dormer in the previous appeal is included in **Appendix 1** and summarised below:

It would be contrary to both the Conservation Area Statement and Design CPD's, and further contrary to policy D1 and D2 of the adopted 2017 London Borough of Camden Local Plan. The proposal would have a harmful impact on the character of the host dwelling and in turn would have a negative effect on the significance of a designated heritage asset and would result in "less than substantial" harm in the words of the National Planning Policy Framework. No public benefits have been put forward to weigh against this harm.


Overall, the proposal would fail to preserve or enhance the character and appearance of the conservation area. The proposed development would not conserve the heritage asset in a manner appropriate to its significance in line with one of the core planning principles of the Framework.

5.3. Whilst the Inspector considered main issue in determining the appeal was ***whether the proposed development would preserve or enhance the character and appearance of the conservation area***, it was the design and appearance of the dormer that determined its acceptability.

5.4. This statement focusses on the design and appearance of the dormer and the relevant policies that guide the type of the development on the host building and in Conservation Areas to ensure it would preserve and enhance both their character and appearance.

Design and Appearance

5.5. The dormer has been designed to have a minimum set back of 0.5m from the eaves and roof slope of the roof. By setting the dormer back it appears as a modest projection on the roof surface and maintains the overall structure of the existing roof form.

- 
- 5.6. The position of the dormer window would align with windows on the lower floors. The scale of the dormer would appear subordinate and provides a hierarchical arrangement to the façade.
- 5.7. It is considered that the scale of the dormer would appear proportionate and be a sympathetic addition to the existing roof structure.
- 5.8. The use of lead to the external walls of the dormer further emphasises its sympathetic design and appearance.
- 5.9. A timber framed window reflects the traditional design of the windows below and respects the character of the original dwelling.
- 5.10. The position and size of the conservation rooflights are sympathetically located below the ridge of the roof.
- 5.11. For the reasons outlined above, the design and scale of the proposal ***respects the character of the original dwelling and preserves and enhances the character and appearance of the Conservation Area.***
- 5.12. In this regard, the proposals are in accordance with policies D1 and D2 of CLP, both the Conservation Area Statement and Design CPD

and the guidance set within paragraphs 130, 192, 193, 194, 196 and 197 of the National Planning Policy Framework.

Amenity

- 5.13. The changes to the design, appearance and scale of the dormer window do not alter the Officer's views expressed in the previous application which are below:
- "The windows of the proposed dormer serve a bedroom and en-suite bathroom, which is mostly hidden by mature trees. Furthermore, the window of the dormer extension would be set back by approximately 14.5m from No.12 and 15m from the rear of 14 Glenmore Road. Therefore, the level of overlooking would not be impacted upon any more than existing level. The proposed dormer is considered to comply with the guidance set out in CPG 6 (Amenity) and Policy A1 of the Local Plan 2017".*
- 5.14. The issue of amenity did not form a reason for refusal in the previous application and there has been no material change in planning policy since the decision was issued to justify otherwise.



Chapter Summary

- 5.15. Within this chapter of the statement, we have provided a comprehensive and transparent assessment of the proposals against the previous concerns raised by CC/PINS and the relevant development plan policies and planning guidance.
- 5.16. It is considered that the positive changes to the scale, design and appearance of the dormer window, ensure there is no harm to heritage assets and their setting.
- 5.17. The sympathetic addition is in line with relevant criteria outlined in paragraphs 192, 193, 194, 196 and 197 of the National Planning Policy Framework.



6. CONCLUSION

- 6.1. The proposal secures a high quality design that respects local context and character, preserving and enhancing the character and appearance of the Conservation Area.
- 6.2. Also, the proposal would be a more sympathetic addition that preserves the character of the original dwelling and in turn would have a positive effect on the significance of a designated heritage asset.
- 6.3. Overall, the proposal would preserve and enhance the character and appearance of the Conservation Area. The proposed development conserves the heritage asset in a manner appropriate to its significance in line with one of the core planning principles of the Framework.
- 6.4. Therefore, for the reasons set out within this statement we have demonstrated the proposal represents a sustainable development that is in full accordance with the development plan. As such we respectfully request planning permission be granted.

APP 1 PLANNING HISTORY

The following decisions are available on the Councils online record.

LPA Reference	Development Proposed	Decision Date
19015	Change of use to 3 self-contained flats, including works of conversion.	Approved 28/08/1974
2018/1899/P	Erection of a dormer roof extension to the rear roof slope.	Refused 30/10/2018 Appeal dismissed 18/10/2019



Appeal Decision

Site visit made on 6 August 2019

by Alison Scott BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 October 2019

Appeal Ref: APP/X5210/W/18/3217782

2nd Floor Flat, 21 Glenloch Road, London NW3 4DJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Oliver Boundy against the decision of the Council of the London Borough of Camden.
 - The application Ref 2018/1899/P, dated 14 May 2018, was refused by notice dated 30 October 2018.
 - The development proposed is a rear second floor dormer extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposed development would preserve or enhance the character and appearance of the conservation area.

Reasons

3. The appeal site is part of a terrace of dwellings in the leafy residential area of Belsize Park. The dwelling is one of three flats within a two-storey house at 21 Glenloch Road backing onto the rear gardens and elevations of other dwellings on Glenmore Road. The application site is located within Belsize Park Conservation Area and is a suburb with fine examples of imposing Italianate villas, mews developments and terraced houses. The adopted *Conservation Area Statement Belsize Park 2003* acknowledges the different historical periods Belsize Park has evolved through using specific character areas to identify each.
4. The appeal site is located within the character area of Glenloch recognised for its distinctive Edwardian terraced housing with elevations of strong rhythm that gives consistency to the terrace, making a positive contribution to the significance of the heritage asset.
5. I have been made aware of the *Belsize Park Conservation Area Statement* that sets out that development will only be permitted within conservation areas where it preserves the character and appearance of the conservation area. It goes on to require development to respect existing features such as roof lines. The *Camden Planning Guidance (CPG) Design 2019* reinforces development in conservation areas to preserve, and where possible enhance, the character and appearance of the area. The Council's, *Altering and extending your home* March 2019 CPG further sets out what is broadly acceptable design for rear dormers.

6. It is apparent that the existing rear roof slope is largely unspoilt save for the insertion of roof lights, and I am aware of other rear dormers in close proximity to the site although no planning history of such has been provided, nor do I consider they are directly comparable to the appeal site given the size of the proposed dormer. This would have a projection from the roof slope of around 3.7m and is nearly the full width of the roof plane as it is set in from one side only. As it would be positioned close to the eaves level of the roof, in my judgement, its position close to the eaves level of the roof would emphasise its height. Overall, due to its scale, the dormer would appear disproportionate to the existing roof structure thus contributing to it appearing unduly large and prominent when viewed in its context. The use of brick sides to the dormer would further emphasise its unsympathetic design.
7. The appellant agrees to the use of timber framed windows as opposed to white upvc as originally detailed within their planning submission to the Council. In my view, the non-traditional design of windows bears no relationship to the windows below and therefore does not respect the original dwelling, further harming its character.
8. My assessment of the dormer is that it would be contrary to both the *Conservation Area Statement* and *Design CPD's*, and further contrary to policy D1 and D2 of the adopted 2017 *London Borough of Camden Local Plan* that aims to secure high quality design by respecting local context and character, preserving and enhancing the character and appearance of the conservation area. The proposal would have a harmful impact on the character of the host dwelling and in turn would have a negative effect on the significance of a designated heritage asset and would result in "less than substantial" harm in the words of the National Planning Policy Framework. No public benefits have been put forward to weigh against this harm.
9. Overall the proposal would fail to preserve or enhance the character and appearance of the conservation area. The proposed development would not conserve the heritage asset in a manner appropriate to its significance in line with one of the core planning principles of the Framework. Therefore, for the reasons given, the development is unacceptable and the appeal should not succeed.

Conclusion

10. For the reasons above, the appeal should be dismissed.

Alison Scott

INSPECTOR



APP 2 DEVELOPMENT PLAN POLICY

The Camden Local Plan (CLP) Policies

- **G1 Delivery and location of growth** *seeks to deliver growth by securing high quality development and promoting the most efficient use of land and buildings.*
- **A1 Managing the impact of development** *seeks to ensure that the amenities of existing and future occupiers are not unduly impacted upon from loss of privacy and outlook, sunlight, daylight and overshadowing, sense of enclosure and noise and vibration.*
- **D1 Design (Section 7.2)** *seek to secure high quality design in development that respects local context and character and preserves or enhances the historic environment and heritage assets.*
- **D2 Heritage (Section 7.41)** *expects development to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.*
- **T4 Sustainable movement of goods and materials** *promotes the sustainable movement of goods and materials and seek to minimise the movement of goods and materials by road.*
- **DM1 Delivery and monitoring** *seeks to deliver the policies of The Plan by working with a range of partners to ensure that opportunities for creating the conditions for growth and harnessing its benefits for the borough are fully explored.*



APP 3 MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Framework (February 2019) sets out the Government’s policies for the planning system and the expectation for them to be applied positively and pro-actively to deliver sustainable development. The relevant paragraphs to the development proposed are listed below.

Paragraph 127 outlines *“Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

Paragraph 130 advises *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that*

the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)”.


Paragraph 192 states *“In determining applications, local planning authorities should take account of:*

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness”.

Paragraph 193 outlines *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.*



Paragraph 194 advises *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 196 notes *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

Paragraph 197 states *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement*

will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

National Planning Policy Guidance (PPG)

The PPG provides comprehensive guidance to the LPA and applicants and is subject to regular updates, reflecting the Government’s current agenda. The most relevant section for this proposal is “Decision Making: historic environment” and assessing the possibility of harm to a heritage asset (para 018 and 019 – updated July 2019).



Camden Planning (2018)

CPG1 Design (July 2015 updated March 2018) Sections 1, 2, 3, 4, & 5 considers new development and large-scale schemes, including replacement, extension, or conversion of existing buildings. It contains detailed guidance on a range of design related issues for both residential and commercial property and the spaces around them.

CPG3 Sustainability (July 2015 updated March 2018) Sections 1 & 4 outlines the Council's commitment to reducing Camden's carbon emissions and provides information on ways to achieve carbon reductions and more sustainable developments.

CPG6 Amenity (September 2011 – updated March 2018) provides information on key amenity issues to managing the impact of development and ensure that the amenities of existing and future occupiers are not unduly impacted upon.

Belsize Conservation Area Statement 2003 (Page 36) provides a clear indication of the Council's approach to the preservation and enhancement of the Conservation Area.