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Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate

London Borough of Camden

2nd Floor

5 Pancras Square

Dear Sirs/Madam

Re: Pre-app enquiry 2021/1712/PRE for 57 Glenmore Road, NW3 4DA

I refer to your pre-planning application enquiry (2020/1712/PRE) for 57 Glenmore Road, NW3 4DA. I confirm receipt of your pre-application drawings (DA04. 100, 101, 102, 103, 104, 105) pack and the pre-application fee (£460).

1. Proposal

The proposal is to remove the two existing rooflights on the rear roof slope and to erect two dormer windows, 2.8m and 2.4m in width, at second and third floor levels (drawing DA04.104).

The proposal also includes the installation of iron railings on the existing front boundary wall and a new arched metal gate within an arched entrance with a metal post on the adjoining wall (drawing DA04.105).

Drawing DA04.105 also shows alterations to the front light well including the formation of a store, a bicycle rack and relocation of the basement level door between two side windows.

2. Site description

57 Glenmore Gardens is a four storey terraced house. It has lower ground, ground, first and second floors at the front (with the second floor being within the roof). Due to a fall in the level of the site, at the rear it has ground, first, second and third floors and the second and third floors are within a pitched roof. The rear roof slope has three rooflights.

The site lies in the Belsize Park Conservation Area and the buildings in Glenmore Road are noted as being positive contributors in the Belsize Conservation Area Statement (2003).

Several of the buildings on this (east) side of Glenmore Road have sizeable dormer windows at the lower (second floor) level of their rear roof slopes. However, only no. 63 towards the southern end of the terrace has a sizeable rear dormer window at the upper (third floor) level. Other buildings have upper (third floor) rear dormers but they are noticeably of more modest widths.

Low patterned brick walls (with hedges on top) and wooden entrance gates are prevalent and characteristic of both sides of Glenmore Road.

3. Relevant planning history

2011/2403/P - Erection of ground floor level infill extension within the rear passageway, replacement of rear double doors with metal-framed doors and

alterations to steps and landing to the front lightwell all in connection with existing dwellinghouse – granted 13/06/2011

204/2156/P - Installation of two roof lights, one on the front and one on the rear slope of the roof, in connection with converting the loft space into a habitable room – granted 07/06/2004

4. Relevant policies and guidance

National Planning Policy Framework 2019

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Home Improvements

Belsize Conservation Area Statement 2003

5. Assessment

Design/Heritage

Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

The Belsize Conservation Area Statement does not specifically mention the rear elevations of the buildings in Glenmore Road but it refers to the distinctive front boundaries noting that they have lava brick walls and that most properties retain laurel hedgerows above the boundary walls.

The Home Improvements CPG includes detailed advice on the siting, size, architectural design and materials of dormer extensions. The gist of the advice is that dormer windows should be subservient to and sited sympathetically within the roof and in keeping with the style and design of the building and the position, proportions and style of existing windows.

A lower level dormer window should be acceptable in principle as lower level dormers are an intrinsic part of numerous buildings in the terrace and they are characteristic of the Conservation Area. However, the proposed dormer extension does not appear to mirror the siting, design and appearance of the historic lower level dormer windows in the Conservation Area and as such, it would fail to 'preserve or enhance' the character and appearance of the Conservation Area in accordance with policy D2.

Officers are of the opinion that the lower level dormer should mirror the lower level dormers at the immediately neighbouring properties, and particularly no. 55 as this

has well proportioned windows which the existing windows on the building, which are the same as the windows on your building.

Officers are of the view that a small upper floor level dormer window would be in keeping with the others further along the terrace and that it would potentially not harm the architectural character of the building or the character of the Conservation Area.

The proposed upper level dormer is considered to be too big and prominent on the building and the design and appearance are not in keeping with the existing building. A shallower and narrower upper level dormer with single paned windows such as that at no. 9 Glenmore Road would be more appropriate and in keeping.

The proposed front boundary treatment, including new iron railings and arched metal gate would detract from the historic and architectural appearance of the street and would be refused on grounds of harm to the character and appearance of the area.

Officers would want the existing boundary treatment to be retained, or if additional screening is required then it should be in the form of a hedge.

The stairs down to the front lightwell and the elevations of the lightwell are not highly conspicuous in the streetscene. Officers do not consider that the relocated door at basement level, store and bicycle rack would harm the character or appearance of the Conservation Area and Officers would potentially support these elements of the proposal.

Amenity

Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

The proposed dormers would not project beyond the rear elevation of the building and they would be no nearer to any neighbouring rooms or gardens than existing windows at the site. Consequently, Officers do not consider that they would result in any more overlooking at any neighbouring sites.

Additionally, given the size and siting of the dormers Officers do not consider that they would result in any significant loss of light or outlook from any neighbouring properties.

The proposals at the front of the site would not result in any loss of light, privacy, outlook or security for any neighbouring occupiers.

In conclusion, the proposals are considered to be acceptable in terms of effects on the occupiers of neighbouring properties.

Conclusion

Officers consider that appropriate 2nd and 3rd floor rear dormers would be acceptable in the context of the townscape and the Conservation Area. However, the proposed dormers, by way of their dimensions/proportions, architectural design and window details would not preserve or enhance the Conservation Area.

The proposed front boundary treatment would also harm the character and appearance of the Conservation Area and would therefore be refused.

The proposals for the front lightwell/basement elevation would not result in significant harm to the character or appearance of the Conservation Area.

If you submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed form (Full planning permission)

- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Photographs of the site and the fronts and rear roof slopes of surrounding buildings
- The appropriate fee

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Adam Greenhalgh on Adam.Greenhalgh@camden.gov.uk.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Adam Greenhalgh

Planning Officer

Planning Solutions Team