

Application ref: 2021/1833/P
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Date: 4 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
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EV Architects Ltd
Studio 7, Eternity House
21-24 Hickman Avenue
London
E4 9GA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Glenloch Road
London
NW3 4DJ

Proposal: Erection of a rear dormer window and removal of existing rear chimney stack

Drawing Nos: EVA 501-00, 01, 02, 03, 04, 05, Heritage Statement

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 drawings and documents:

EVA 501-00, 01, 02, 03, 04, 05, Heritage Statement

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

Informative(s):

- 1 Reasons for granting permission:

The site lies in the Belsize Park Conservation Area and together with the neighbouring buildings (nos. 17 - 37) it is noted as being a positive contributor in the Belsize Conservation Area Statement (2003).

The property has a distinctive pitched roof which slopes down to the first floor over two storeys at the rear. Nos. 17, 19, 21, 25 and 27 Glenloch Road have similar rear roof slopes and nos. 17, 19 and 25 have rear dormer extensions in the same location as proposed at the application site.

The proposed rear dormer extension, due to its size, siting, design and appearance, would be in keeping with the character of neighbouring development and would represent a subservient addition to the roof of the building which would not detract from the heritage or townscape value of the building or the character and appearance of the Conservation Area.

The removal of the chimney on the rear roof slope would also not unduly harm the appearance of the building, the terrace or the Conservation Area, such as would warrant refusal of the application.

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.

The proposals would not cause any significant loss of light, privacy or outlook to any neighbouring properties surrounding the site. Situated 'within' the roof, the rear dormer extension would not result in any more overlooking than that which exists from existing upper floor windows and it would not obscure or be overbearing upon any neighbouring rooms or gardens.

No objections have been received from any neighbouring addresses. The Belsize CAAC confirm they have no objections to the proposals.

The planning history of the site and the neighbouring sites in Glenloch Road have been taken into account in the assessment of the application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also

accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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



Daniel Pope

Chief Planning Officer