

Application ref: 2021/3092/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Dnk Design  
18 Burrard Road  
West Hampstead  
NW6 1DB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**57 Glenmore Road  
London  
NW3 4DA**

Proposal:

Removal of two existing rooflights on the rear roof slope and the erection of two dormer windows on the rear roof slope at second and third floor levels. Installation of freestanding metal planter troughs with hedging behind the front boundary wall.

Drawing Nos: DA04: 100, 101, 102, 103, 104, 105, Design & Access 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/document:

DA04: 100, 101, 102, 103, 104, 105, Design & Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

57 Glenmore Road 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).

It has a rear roofslope at second and floor level which is characteristic of all the buildings on this side of Glenmore Road and there are three rooflights in the rear roofslope.

The proposed rear dormer extensions, which would be full width at second floor level and 2.1m in width at third floor level, would be in keeping with similar rear dormer extensions further along the terrace and are not considered to cause harm the architectural character of the building or the character of the Conservation Area. There are similar long established full width lower rear dormers at both of the immediate neighbouring buildings and no. 53 Glenmore Road. There are also similar upper floor dormer windows at nos. 19, 21 and 35 Glenmore Road. The proposed dormer extensions are of an appropriate size, siting and design such that they would remain subservient to the original, main roof and in keeping with other rear dormers within the terrace.

At the front of the site the retention of the existing front boundary wall with the provision of metal planters to enable the provision of a hedge above the wall would be in keeping with the front boundary treatments within this part of the Conservation Area and the character and appearance of the area would be preserved.

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 result in any loss of amenity for any surrounding occupiers.

The proposed dormer windows, set 'within' the roof, behind the rear elevation

of the main building would not result in any significant overshadowing, overlooking or loss of outlook for any surrounding occupiers.

Two letters of objection were received following statutory consultation. The matters raised in the letters of objection are addressed in a Consultation Summary. The planning histories of the site and neighbouring properties have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 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](http://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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer