

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5068/P	Sean Murphy	08/12/2021 20:33:13	OBJ	December 8th, 2021

Dear Sir / Madam,

Re: Plans recently submitted to convert number 53 Glenmore Rd. Application no. 2021/5068/P

I have lived with my family in Glenmore Road since 2000. My house is nearly opposite number 53. I have the following objections to the plans as proposed.

1. The planned removal of the front hedge at 53 Glenmore Road

Number 53 has had a hedge across the width of the house behind the front wall since I have lived on the road since 2000. The hedge was mostly cut down about 6 months ago. A picture of the hedge before it was cut down is shown on the front cover of the Planning, Design and Access Statement attached to the application.

The plans (e.g. front elevation, ground floor plan etc) show that the hedge will be removed and replaced with "green roofed" bicycle sheds.

The proposal in numerous places states that "No alteration is proposed to the front of the property..". This statement is not correct - as the hedge (as existed until very recently and as exists in a cut down state today) will under these plans be permanently removed. The removal of the hedge degrades the road, goes against the Council's rules for Belsize Conservation Area (see below) and removes habitat for insects and birds.

I would draw the Committee's attention that No. 53 is in the Belsize conservation area and as per BE9 in italics below - "Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges".

EXTRACT FROM BE9 (Belsize Conservation Area) FRONT GARDEN AND BOUNDARIES

Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominately formed by walls, either with railings or hedges. The original features of the boundaries may vary. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings. There are also some higher walls on some properties with decorative features. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. BE10 The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

2. Insufficient off pavement bin capacity is likely to lead to "Wheely Bins" obstructing pavement

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The proposed plans show space for two Council “wheely bins”. This reflects the requirement per household of one green bin for recycling and one black bin for other rubbish.

The plans, however, are for two separate dwellings – a flat in the basement and the rest of the building as a separate house. The new inhabitants will require two sets of bins, making 4 in total

The bin capacity should be expanded to allow off road provision for 4 council “wheely bins”, as otherwise the bins will need to be left on and will obstruct the pavement.

3. Proposals Should Reinstate the Front Gate Posts Characteristic of Glenmore Road

Under BE9 of the Belsize Conservation Area Regulations “Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost”

Originally all the houses on Glenmore Road had the same characteristic gate posts set into the “black lava brick” front boundary walls. In the case of number 53 these gate posts have been removed in the past, though the boundary wall next to the front path has an indentation where the gate post used to be.

To avoid the conservation area aspects of Glenmore Road being degraded the front boundary should be reinstated including replacing the removed gate posts with gate posts in the characteristic style of Glenmore.

Otherwise I have no comments about the application. Please feel free to contact me should you wish to clarify any of these points.

Yours faithfully

Sean D Murphy
