

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6234/P	Larissa	13/01/2023 16:52:07	OBJ	Comments submitted via email to the Planning Department 13/01/2023

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6234/P	Sean Murphy	14/01/2023 16:24:42	OBJ	Dear Sir / Madam

Re: Proposed building works at 14 Glenmore Road with Application Reference 2021/6234/P

I am writing to register my objection to certain aspects of the above application.

- The large scale of the extension - which is much higher (at about 4m above garden level) and wider than has been allowed in the past even when Glenmore Rd was not part of a conservation area. It seems very unfair that adjacent houses would lose much of their existing sunlight to their gardens.
- While 2 other houses on the terrace have built glass conservatories, these precedents are of limited relevance in this case as this proposal is not a glass conservatory but a mostly solid brick extension
- The demolition of the original decorative brick arch at the rear and its rebuilding 2m into the garden as part of a 1 story extension will permanently damage the original character and symmetry of the rear of this building and of the 8 matching adjacent houses that make up this part of the terrace.
- The extension by 2m into the garden and associated foundations are likely to impede surface and subsurface water flows and may result in water logging and tree damage.

1) Objection to the excessive height and width of the proposed extension.

The proposed brick extension is higher and wider than has been allowed in the past even when Glenmore Rd was not part of a conservation area. It extends about 2m into the garden from house back wall and fully across all of the width of house – including the side passage. It also seems to rise to about 4m above garden level - significantly above standard levels for permitted development rights in rear gardens.

Impact on direct sunlight and privacy. This proposal would result in a significant loss of direct sunlight and privacy for adjacent houses and would damage the rear aspect of the terrace as a whole.

Impact on terrace and conservation area. The brick extension would extend across most of the back of the house and the side passage – which contradicts how I, from a quick look at the Camden Planning website, understand the rules - that extensions should be "subordinate" to the original building and "respect and preserve" existing architectural features. In previous similar applications on Glenmore Road I am aware of this guidance was interpreted by planning officers at the time to mean that any rear extension should

- a) not extend across the side passage; and
- b) should leave the rear arch visible; and
- c) should be predominantly made of glass – i.e. a conservatory.

Also, to my knowledge no previous extension has been allowed to demolish the existing decorative rear arch.

Impact on waterlogging. By extending 2m into the garden together with associated foundations, the extension is likely to impede both surface and sub-surface waterflows downhill. There is already a degree of waterlogging in the garden areas between Glenmore and Glenloch Roads. This extension is likely to worsen waterlogging in the future and may result in tree damage / loss.

2) Objection to the covering up / demolition of the existing decorative brick arch in the rear elevation

We are concerned that demolishing the existing brick arch in the rear elevation and replacing it with a modern

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6234/P	O Boundy	15/01/2023 16:31:59	OBJ	<p>extension 2m away will permanently damage the character and symmetry of the rear elevations of this range of houses in what is after all a conservation area.</p> <p>Number 14 is one of eight matching Edwardian houses built around 1900 set in the middle of the terrace forming Glenmore Road. Currently these houses have all retained their rear arches, (though in the cases of number 16 and 20 a glass conservatory has been added), and many still have the original stained glass windows. From a quick look at the internet, I understand that in a conservation area changes should "respect and preserve existing architectural features" which these changes don't seem to do.</p> <p>Please feel free to contact me should you wish to rise any queries.</p> <p>Your sincerely</p> <hr/> <p>The proposed extension to the ground floor of the house brings the building line significantly closer to the boundary in a pair of terraced streets where the distances between the rears of buildings are already tight. The scale of the proposed ground floor extension is significant and out of context to its surroundings.</p> <hr/>