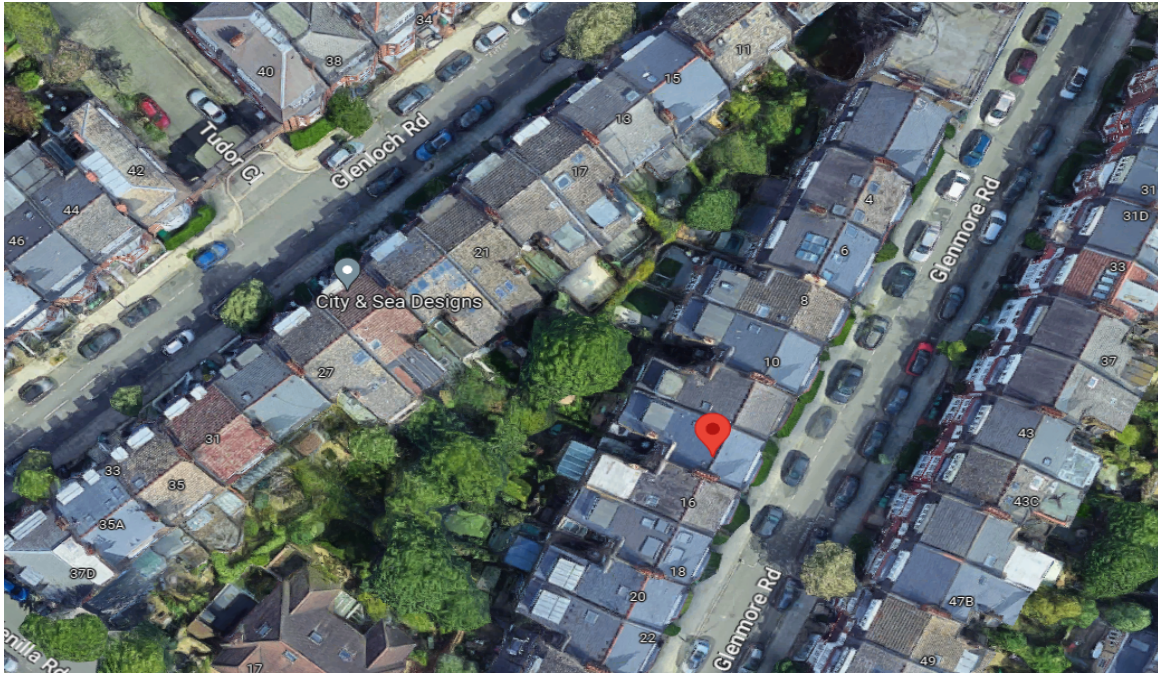


2021/6234/P - Flat 1, 14 Glenmore Road, London,
NW3 4DB



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Photos



1. Aerial view



View 01



View 02



View 03

2. View of front lightwell



3. Views of front elevation and front wall



4. View of rear elevation



5. View towards No.16 Glenmore Road side



6. View towards No.12 Glenmore Road side



7. View towards rear garden looking down off terrace.



8. View standing at bottom of garden looking back.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/02/2022
		N/A / attached		Consultation Expiry Date:	14/01/2023
Officer				Application Number(s)	
Jaspreet Chana				2021/6234/P	
Application Address				Drawing Numbers	
Flat 1, 14 Glenmore Road London NW3 4DB				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations to the front garden incorporating new window and modification of existing staircase, single storey side infill and rear extension and associated works (Amended Plans Submitted)					
Recommendation:		Grant conditional planning permission			
Application Type:		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 21/03/2022 (consultation end date 25/02/2022). The development was also advertised in the local press on the 03/03/2022 (consultation end date 27/03/2022). The plans were amended and re-consultation was carried out. Three site notice(s) were displayed near to the site on the 21/12/2022 (consultation end date 14/01/2023). The development was also advertised in the local press on the - 22/12/2022 (consultation end date 15/01/2023).			
Adjoining Occupiers:	No. of responses	00	No. of objections	09
Summary of consultation responses:	Emails and comments of objections were received from the owners / occupiers of neighbouring properties on Glenmore Road. The following comments were raised: <ul style="list-style-type: none">The gardens between Glenloch Road and Glenmore Road are very small. Although not an overbearing extension, it does result in moving the glazed rear of the property considerably closer, in a very small garden, to our rear boundary. The rear properties also have small gardens. Due to the large difference in the finished floor level of the property, the proposed extension and elevated patio sit considerably above our garden. Therefore the extension being proposed with the raised patio, will cause overlooking and result in loss of privacy.The application does not include a basement impact assessment. The applicant's drawings state they intend to lower the level of the existing basement and front lightwell. It is not possible for consultees or the council to consider the risks to their properties or the physical changes that may occur due to the basement without a BIA. If the applicant submits a BIA, then the council will re-consult on the application to afford consultees the opportunity to consider the information.It is not clear from the drawings or the design and access statement how the front boundary wall at pavement level will be retained/reinstated. The Belsize Conservation Area Guide explains the importance of the boundary wall, that planning for their removal will be resisted and restored to their original form.No details are provided about the hedge above the front boundary wall. Again, the Belsize Conservation Area Guide explains 'hedges should be retained and replanted where they are a feature of the streetscape'. The front boundary hedges are significant feature of the Glenmore Road Streetscape.Due to lack of BIA, it is not clear whether the lowered manhole in the front lightwell is sufficiently high enough/measures are in place to prevent sewage flood.The application is for part of the property and not the entire property but seeks to alter the configuration of the bin store for the entire property. They design should ensure all bins used by the building are considered to be housed within the front bin store.The rear proposed extension is overdevelopment. The extension will narrow an already narrow gap between Glenloch Road and Glenmore Road properties.Infringement on our views from the garden; rather than into the sky and			

trees, we would look at a wall.

- Light pollution from the large proposed rooflight.
- Due to lack of section drawings it is impossible to determine whether or not any change in levels will result in increased overlooking.
- The foundations of the extension may harm the roots of any trees located in 12 and 14 Glenmore Road.
- The proposed rooflight in the rear extension will result in unacceptable light pollution.
- The side return windows of No.16 Glenmore Road will receive less daylight due to the rising of the boundary wall.
- The rear door and window details should be retained.
- From the configuration of the ground and lower ground floors there could be a future intention to separate the lower ground floor from the ground floor.

The following comments of objections were received from the owners / occupiers of neighbouring properties on Glenmore Road following re-consultation on amended plans.

The following comments were raised:

- Consultation was not carried out properly, not all neighbours were aware of this proposal until the applicants architects contacted them.
- Loss of privacy – an extension of this width, depth and elevated height of several courses of brick will result in undue loss of privacy and direct view into our house.
- The extension will narrow the gap between Glenmore Road and Glenloch Road properties.
- Impact on trees and negative effect on the environment – concern on the excavations for the foundations so close to the tree at 14 Glenmore Road and also to the tree next to it at 12 Glenmore Road, may harm tree roots.
- The extension will block sunlight to the garden of No.12 Glenmore Road, an already shaded garden.
- The proposed rooflight in the rear extension will result in unacceptable light pollution.
- The side return windows of No.16 Glenmore Road will receive less daylight due to the rising of the boundary wall.
- While two 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 mostly solid brick extension.
- How will both the side walls of the extension be maintained, will neighbours be responsible for party wall agreements.
- The demolition of the original decorative brick arch at the rear and its rebuilding 2m into the gardens as part of a 1 storey extension will permanently damage the original character and symmetry of the rear of this building and of the 8 matching adjacent houses.
- The extension would not be subordinate to the original building and does not respect or preserve the existing architectural features.
- The extension may cause subsurface water flows and may result in water logging and tree damage.
- The distance between the application property and the rear of 23 Glenloch Road is approximately 15m, the proposed extension of 2m will reduce the distance to 13m, 28% below the council's formal guidance. The topography is not level and therefore the separation distance should be increased. The finished floor level of the application property is approximately 1.2m higher than properties on Glenloch Road.
- The proposed extension is entirely contrary to the council's planning policy on amenity and will be detrimental to the quality of life of neighbours.
- Appendix 1 shows images drawn from my property that demonstrates the real visual impact of the extension. The extension would be overbearing, incongruous and would ruin the uniform design and features of the rear elevation of the terrace.

	<ul style="list-style-type: none"> • A large rooflight proposed for the rear extension, will result in unacceptable light pollution, causing a nuisance to all neighbouring properties and potentially harming the wildlife that within very limited Greenhaven formed from the small gardens. • The 1st floor of 14 Glenmore Road, would suffer the worse from light pollution from the proposed rooflight. • The application is only for 1 flat and not the whole building, however the front plans involve reconfiguration of the bin store area that serves the whole building. If consent is granted to a design that does not adequately reflect the buildings occupancy and the councils current refuse collection processes, it will result in wheelie bins being left permanently on the pavement, blocking the public highway causing blight to the Conservation Area. <p><u>Officer's response:</u> Please see sections 2, 4, 5 and 6 of the report below.</p>
Eton CAAC:	<p>A letter of objection was received on behalf of the Belsize CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • The bin store is unnecessary, the neighbour's unenclosed arrangements are more discreet. • The front garden wall, path and step should match the existing. • The lower ground floor arrangement looks very much like an additional flat. • The recess at the rear should be maintained to match No.16 and the extension reduced in extent. The garden wall should not need increasing in height. • The rooflight is unnecessary and could lead to light pollution. <p><u>Officer's response:</u> Please see sections 2, 4, 5 and 6 of the report below.</p>

Site Description

The application site refers to a 3 storey Edwardian terrace property situated on the west side of Glenmore Road. The surrounding area is predominantly residential and consists of terrace houses of similar size and design. The building is located within Belsize Park Conservation Area and is not listed.

Relevant History

No planning history on the subject site.

Neighbouring properties

2006/4487/P - Erection of a single storey rear extension to the ground floor flat – Granted – 30/11/2006 (Flat 1, 65 Glenmore Road)

2010/3758/P - Erection of a single storey glazed rear extension to garden flat (Class C3) – Granted – 04/10/2010 (28A Glenmore Road)

2013/4616/P - Erection of an infill side/rear extension with installation of a rooflight, decking in garden area and replacement of window on the rear elevation of residential flat (Class C3) – Granted – 04/10/2013 (Ground floor flat, 19 Glenmore Road)

2013/5014/P - Erection of single storey rear extension along with rooflight at ground floor level to residential flat (Class C3) – Granted – 22/10/2013 (4a Glenmore Road)

2016/6171/P - Erection of single storey rear extension; erection of rear dormer at second floor level; installation of 3 rooflights on front roof slope and 1 on rear roof slope – Granted – 20/12/2016 (15 Glenmore Road)

2019/4822/P - Excavation to lower front part of existing basement floor and to extend it further to rear under house; alterations to the front garden to enlarge lightwell and install new doors for basement floor; installation of replacement front garden wall with hedge; alterations to the rear/side elevations with reconfiguration of existing ground floor rear extension – Granted – 18/09/2020 (10 Glenmore Road)

2021/2449/P – Erection of a single storey rear extension, creation of internal lightwell and minor alterations following demolition of existing rear extension – Granted – 16/11/2021 (Flat 1, 17 Glenmore Road)

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Belsize Conservation Area Statement (2003)

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Alterations to the front garden incorporating new window and modification of existing staircase
- Single storey side infill (5.5m in length) and rear extension to measure: 6m wide, 2m deep, 3.5m in height and 4.2m height to garden level
- Associated works to involve repair work to front retaining wall, new front gate, new gate to lightwell, new bin store area created for 3x bins, new fence (1.1m in height) between bin store and lightwell, new tiles on pathway to front, new hedge to front wall, existing concrete ledge to be broadened and planters added to front lightwell area.

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to address concerns raised by officers. The revision made to the proposed scheme can be summarised as follows:

- *The excavation to the front lightwell has been removed from the drawings. Instead, modification will be made to the existing front stair to make it less steep and raise it to the level of the manhole.*
- *The existing lower ground floor front door and windows will be removed and double window will be installed which will serve as a means of escape.*
- *The kitchen proposed at lower ground floor has been removed.*
- *The proposed gate to the bins store has been removed from the drawings.*
- *The proposed layout for the kitchen/living/dining at ground floor has been updated.*
- *The proposed rear terrace beyond the rear extension has been removed and replaced with new steps going straight down to the rear garden with a balustrade and planting at each side.*
- *The height of the rear extension has been slightly increased (by approx. 150mm) to allow for roof thickness which will comply with the new Building Regulations.*
- *The vent will be shown for the extractor fan of the kitchen above the roof of the rear extension.*

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Residential Amenity
- Other matters

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

Front alterations

4.2. Following revisions to the original application, no excavation works are now proposed to the front lightwell or lower ground floor area. The front alterations will involve: the existing bottom level of the lightwell to be raised to the level of the manhole, the existing concrete stair would be replaced to be less steep, new tiling finish would be had for the stair, floor and walls of lightwell. Repair work to the front retaining wall with matching stone material, new front gate, new gate to lightwell, new bin store area created for 3x bins, new fence between bin store and lightwell, new tiles on pathway to front, new hedge to front wall (would match existing), existing concrete ledge to be broadened and planters added to front lightwell area, repaint and

redecorate the exterior of the house.

- 4.3. All these alterations would be modest and minor works to the front lightwell and front area to enhance the front of the house. The front lightwell is enclosed behind the existing retaining wall and hedge and would not be seen in direct views from the street scene. The front retaining wall is damaged in certain areas and is proposed to be repaired with matching stone materials. The internal existing concrete ledge of the lightwell is to be altered and made to broaden to allow for planters to be added to create a better greener front area. The existing doors and windows are to be replaced with two new windows which would match the existing and be in white painted timber. The front pathway is to be retiled and refurbishment of the front door step and front elevation is also proposed. It is noted that many other properties along Glenmore Road have had front alterations at ground floor and lower ground level, therefore the proposed alterations proposed as part of this application would be minor in nature and would be in keeping with the surrounding area.

Single storey side infill rear and wrap around extension

- 4.4. The rear elevation of No.14 is raised from the garden level and properties to the rear on Glenloch Road are at a lower ground level. Glenmore Road properties and Glenloch Road properties both terraces are angled towards each other like a chevron and due to their orientation have limited sized garden areas on both sides of the terraces. However, it is noted that although gardens are short, single storey extensions in both solid materials and lightweight materials have been proposed and history of these has been stated above in the relevant history section. It is therefore considered that modest sized single storey extensions do form part of the character of this terrace. Furthermore it is noted that Glenmore Road rear ground floor elevations do include a special architectural feature of a double door large window with surrounding stain glass windows with a brick lintel above, this feature or the lintel has been retained on most the properties that have been extended on this terrace.
- 4.5. The proposal involves infilling of the modest side existing storage area between the closet wing and the boundary wall (by 3.3m in depth) and then extension of the rear elevation (2m depth). The extension covers the area of the existing rear stone terrace area directly outside the closet wing. The rear extension will use the existing doors and windows of the existing rear elevation with minor alterations to the carpentry of the windows and doors, a new brick arch lintel would be replicated above the doors and windows like for like the existing. This would ensure that the original architectural features would be preserved as part of this extension and would remain similar to the neighbouring properties. The amended plan shows an increased height of 150mm of the extension, this is to accommodate the internal floor levels and the thickness of the roof for building purposes. The extension would still allow for a 39sqm area (existing was 52 sqm) of rear garden space still available for the property to use, this is considered to be sufficient usable space for the existing flat.
- 4.6. The proposed side infill and rear extension is therefore considered to be a modest addition which would be subordinate to the main building and in keeping with other rear extensions within this terrace. Whilst it is accepted that this is a wraparound extension, the principle of the extension due to only projecting 2m from the rear elevation and incorporating a considered design to the rear elevation would not harm the host property nor the wider terrace in terms of bulk and mass. Therefore, by virtue of its form, scale, design and use of materials would not result in harm to the character and appearance of the Belsize Conservation Area.
- 4.7. Subject to the recommended conditions, it is considered that the proposed works would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area.
- 4.8. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the

construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

- 5.2. The proposed side infill extension would project along the side boundary wall with No.16 Glenmore Road (west wide). No.16 has a single storey side infill extension built up next to the boundary wall and then they have a single storey rear conservatory. The conservatory is set 1m away from the boundary, the boundary wall height is being increased and the extension would be set below (3.4m) this boundary wall. Given that No.16 has a side infill extension and a rear conservatory extension which is set back from the boundary it is not considered the proposed side infill and rear extension would have a detrimental impact on the amenities of No.16 in regards to loss of light, overbearing or privacy impacts.
- 5.3. No.12 (to the east side) Glenmore Road does not have any rear extension. The proposed rear extension would project 2m rear of the boundary fence and would be 3.4m in height on the boundary with No.12. A 45 degree line has been measured from the central door of the rear elevation of No.12 on the proposed floor plans, this illustrates that the extension falls behind this angle and would not obstruct the views had from these doors looking out from them. Therefore it is not considered the proposed extension would have a detrimental impact on the amenities of No.12 in regards to loss of light, overbearing or privacy impacts.
- 5.4. Objections have been received in relation to the extension impinging on the amenity of the properties to the rear. The orientation of the properties is such that they are angled towards each other and they are not directly back to back. The houses are set with a distance of 16m back angled elevation to back elevation (measured off the site plan) the area in-between includes gardens of both No.14 and No.21 Glenloch Road. With the proposed extension this distance would reduce by 2m down to 14m. The modest extension would be 2m in depth, resulting in 6.3m of garden length to remain. Given the existing orientation of the site context with the properties being at an angle and so closely built up an element of overlooking between both properties is already had. Although the extension would bring the rear elevation of Flat 1, 14 Glenmore slightly forward similar views would still be had between both properties due to the already built up nature of these terraces. Therefore it is not considered the modest extension would have a detrimental impact on the amenities of properties to the rear on Glenloch Road.
- 5.5. The development is thus considered to be in accordance with planning policies A1 and A4.

6. Other matters

- 6.1. Following the plans being amended and the front lightwell no longer being lowered, no excavation is being carried out at the property and no BIA is required to be assessed.
- 6.2. The proposed rooflight and vent are proposed to be placed on top of the flat roof of the rear extension, they are appropriately placed on the roof to serve the new extension to add light and ventilation. The rooflight would be facing straight up towards the sky, there are other similar rooflights and glazed conservatory roofs and side infill glazed roofs within this terrace. Given its enclosed within the rear extension and facing up towards the sky it is not considered it would cause light spill towards neighbouring properties or be harmful to the surrounding greenery.
- 6.3. The existing tree within the garden of No.14 is sited over 6m from the rear new rear extension, a standard tree protection condition would be attached to the decision to protect the tree and its roots during construction. The hedge to be replaced above the existing front retaining wall is to be replanted to match the existing.
- 6.4. This application is only for flat 1 in 14 Glenmore Road, the bin store proposes 2 general waste bins and 1 mixed recycling bin, this is similar to what is there on the existing site but would be enclosed within the front garden of the property and would be easily accessed to roll down to the footpath and then put back, keeping the existing footpath clear. If residents require more bins then they would need to request this from the councils waste and recycling team.

7. Recommendation

- 7.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th February 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/6234/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 8 February 2023

Development Management
Regeneration and Planning
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Simon Miller Architects Ltd
1033B Finchley Road
London
NW11 7ES

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
14 Glenmore Road
London
NW3 4DB

DECISION

Proposal:

Alterations to the front garden incorporating new window and modification of existing staircase, single storey side infill and rear extension and associated works (Amended Plans Submitted)

Drawing Nos: 532 EX01, 532 EX02, 532 EX03. 532 EX04, 532 EX05, 532 PL - LP, 532 PL01 Rev C, 532 PL02 Rev D, 532 PL03 Rev B, 532 PL04 Rev B, 532 PL05 Rev A, 532 PL09 Rev A, 532 PHO1, 532 PHO2.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 532 EX01, 532 EX02, 532 EX03. 532 EX04, 532 EX05,

532 PL - LP, 532 PL01 Rev C, 532 PL02 Rev D, 532 PL03 Rev B, 532 PL04 Rev B, 532 PL05 Rev A, 532 PL09 Rev A, 532 PHO1, 532 PHO2.

Reason:

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

- 3 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.

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s) in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION