

# 2025/0526/P- 2 Glenloch Road



## 2 Glenloch Road - Photographs

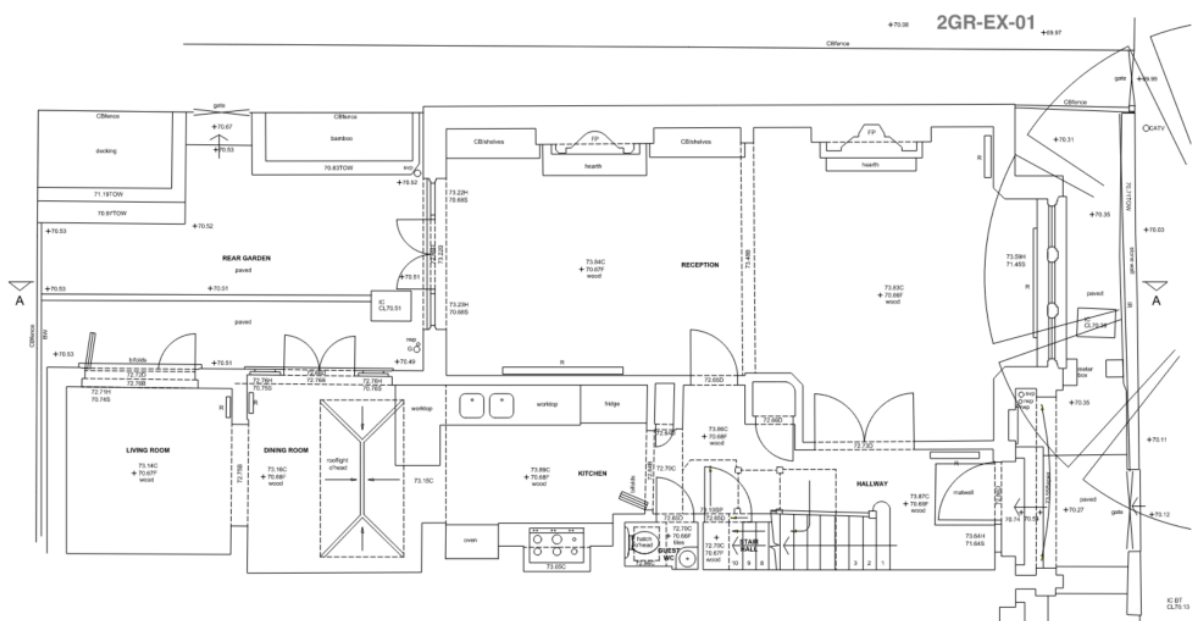




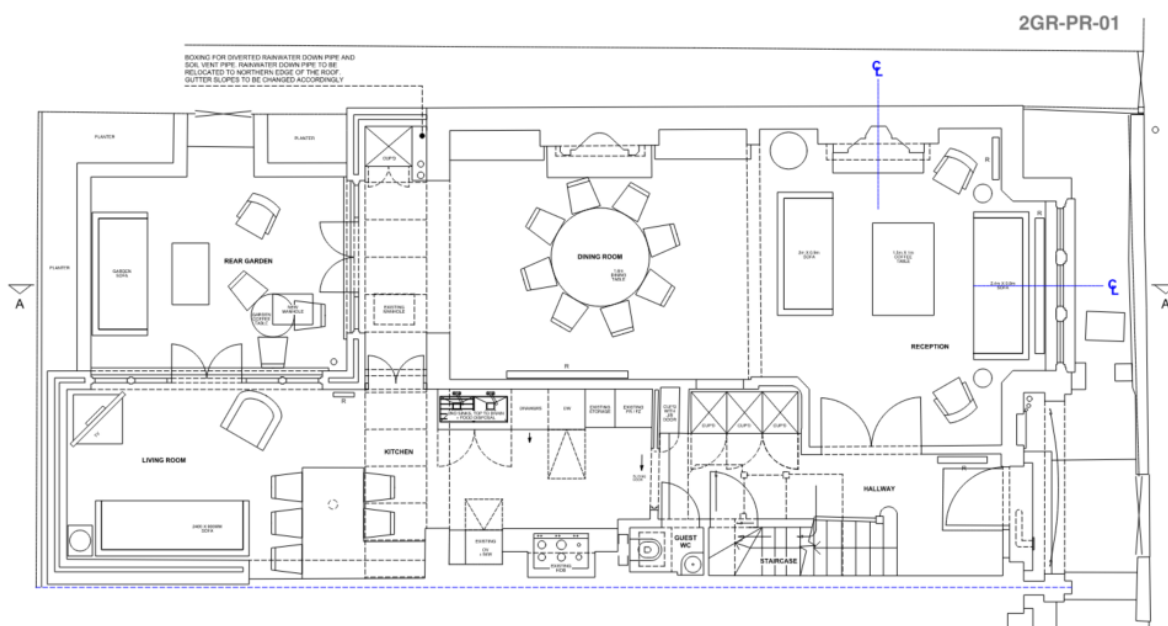


## Existing and proposed plans

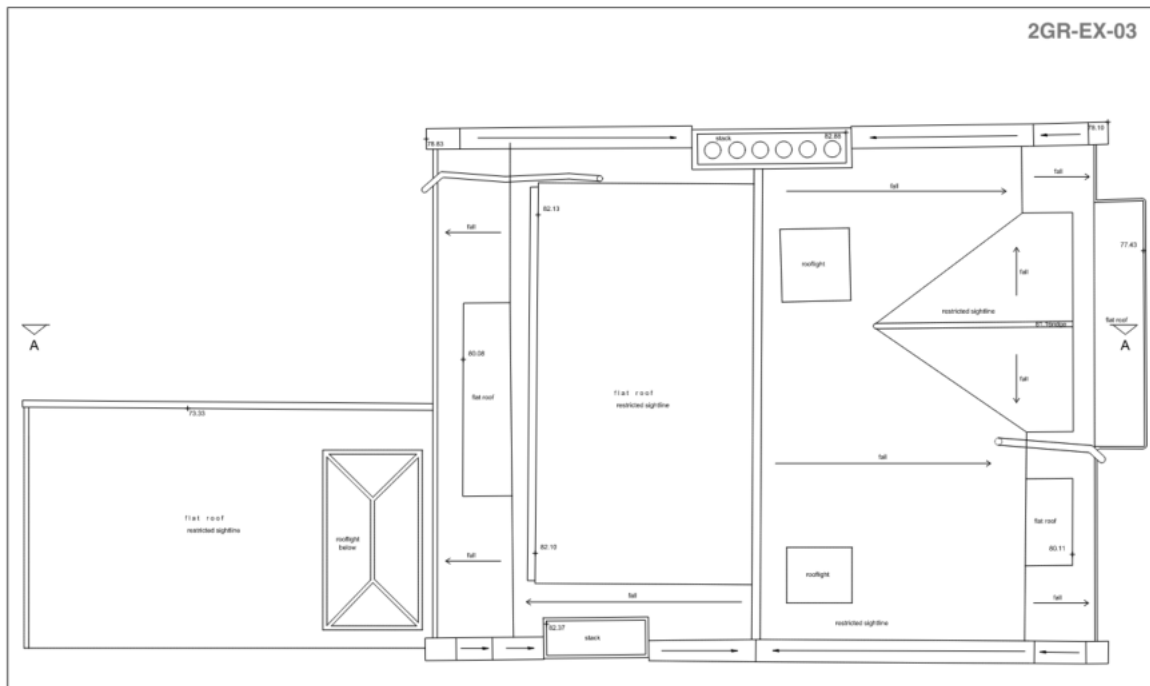
Existing ground floor plan:



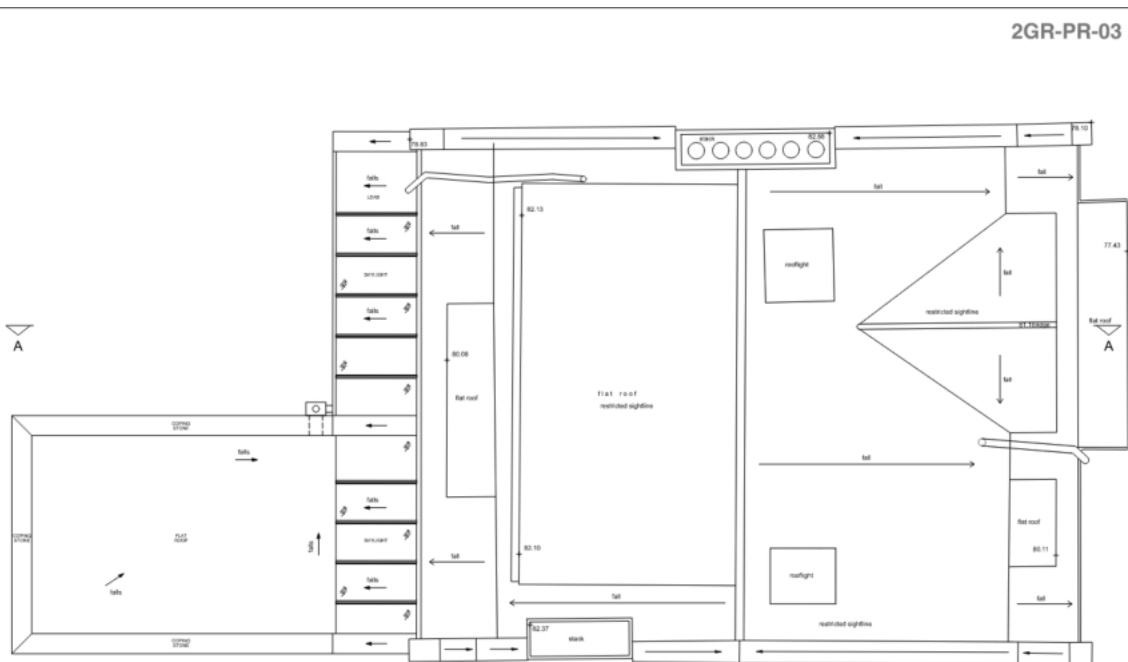
Proposed ground floor plan:



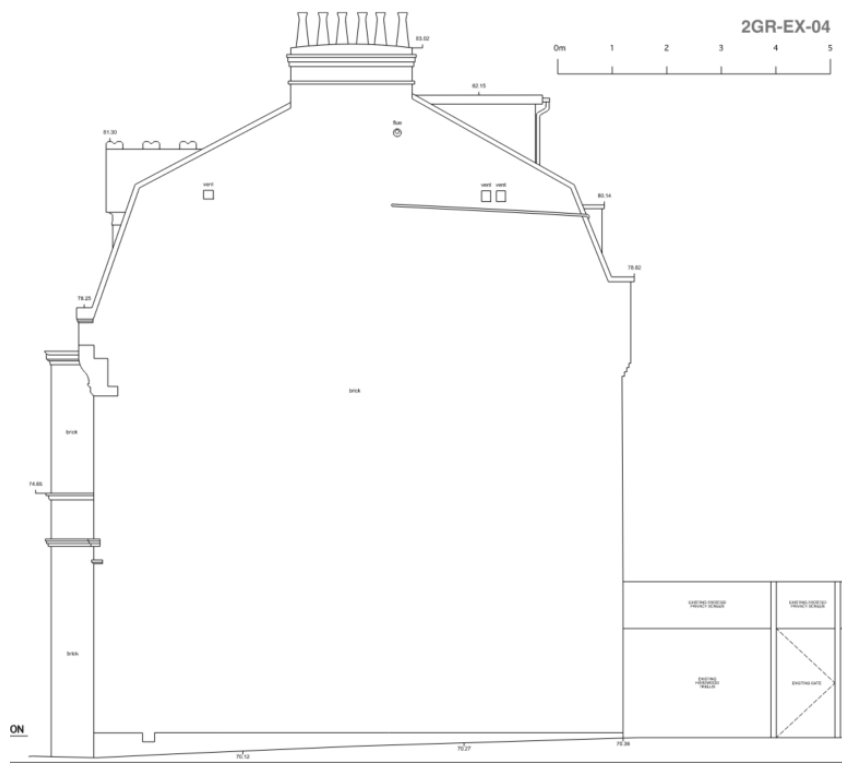
Existing roof plan:



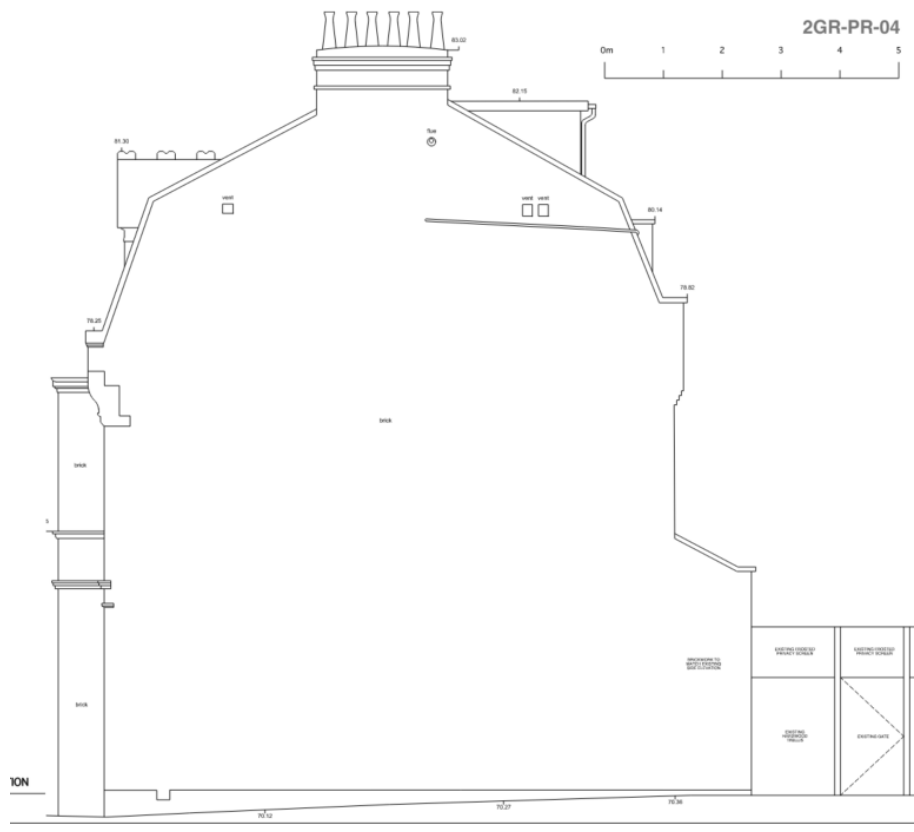
Proposed roof plan:



Existing side elevation:



Proposed side elevation:



Existing rear elevation:



Proposed rear elevation:





Existing section:

2GR-EX-06



Proposed section:

2GR-PR-06



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	03/04/25
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	16/03/25
<b>Officer</b>			<b>Application Number(s)</b>	
Connie Marinetto			2025/0526/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
2 Glenloch Road London NW3 4BU			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of single storey extension at rear ground floor level; and partial demolition of existing rear extension at ground floor level and erection of replacement single storey extension.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Householder Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Press Notice: published 20/02/2025, expired 16/03/2025.  Site Notices: displayed 14/02/2025, expired 10/03/2025.</p> <p>No comments or objections were received from neighbouring occupiers.</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Belsize CAAC</b>	<p>An objection was raised by the Belsize CAAC:</p> <p><i>'The additional space created is unjustified and makes the rear garden too small.'</i></p> <p><i>Officer response: See section 3 'Design and Conservation' within the Assessment below</i></p>			
<b>The Belsize Society</b>	<p>An objection was raised by the Belsize Society:</p> <p><i>'The Belsize Society objects to this application. The current extensions take up around 40% of the garden. The new additional extension takes this up to around 50% which is excessive, especially given the already tiny amount of external space. The additional glazed elements would add to the light pollution at night.'</i></p> <p><i>Officer response: See section 3 'Design and Conservation' within the Assessment below</i></p>			

## Site Description

The application site comprises a three-storey end of terrace Edwardian dwelling. The dwelling is located at the top end of Glenloch Road, in close proximity to Belsize Park Underground Station. To the northwest of the site is car park/service yard and directly facing the north boundary of the site is a row of buildings with commercial uses fronting Haverstock Hill and residential accommodation on the upper floors. To the south are residential properties.

The property is not listed but is located within the Belsize Conservation Area. The property is characteristic of the local area, being defined in the Belsize Conservation Area Statement (2003) as making a positive contribution to the character of the Conservation Area.

## Relevant History

Application site:

**2011/5797/P** – Erection of a dormer extension on rear upper roofslope in connection with existing residential dwelling (Class C3). (retrospective). **Granted 05/04/2011.**

**2013/5186/P** – Erection of a single storey rear extension to ground floor level of existing house (Class C3). **Granted 10/10/2013.**

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage

### Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024 (DCLP). Responses to the consultation and a Submission DCLP (updated to take account of the responses) will be reported to Cabinet on 2 April 2025, and to the Council on 7 April 2025.

The Council is recommended to agree the Submission DCLP for publication and submission to the government for examination (following a further period of consultation).

The DCLP is a material consideration in the determination of planning applications but still has limited weight until the Council has made a decision on the Submission DCLP. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

### Camden Planning Guidance:

- Design (2021)
- Amenity (2021)
- Biodiversity (2018)

- Home Improvements (2021)

Belsize Conservation Area Statement (2003)

## **Assessment**

### **1. Proposal**

1.1 The application proposes the following:

- 1.2 Erection of single storey glazed extension at rear ground floor measuring approximately 1.35m in depth from the face of the building. The extension features a pitched roof with skylights and is to be constructed using brickwork to match the existing building. The existing timber French doors are to be retained and repositioned onto the new extension.
- 1.3 Partial demolition of existing rear extension at ground floor level and erection of replacement single storey extension with the same footprint. The extension will be 0.6m taller than the existing extension and is to be constructed using brickwork to match the existing, with timber French doors. Pitched skylights are proposed above both extensions.

### **2. Assessment**

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

- Design and conservation
- Residential amenity
- Biodiversity

### **3. Design and Conservation**

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 3.2. Policy D2 'Heritage' states that 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.
- 3.3. The proposal involves the construction of a rear extension from the original face of the building that would join the existing extension. The existing extension is also to be partially demolished and replaced. The existing rear extension is modern and subservient in scale. The proposed addition will still maintain the subservience of the extension to the host building and would not detract from the character of the host building. With regard to detailed design, the proposed brick and fenestration materials would appropriately match the style and appearance of the host building and the existing extension. The extension is to reuse the existing timber French doors which is welcomed. Similarly, the replacement extension is acceptable in scale and design, given the choice of matching materials and timber French doors. The increase in the height of the existing roof level by 0.6m is considered to be modest. The surrounding properties have been substantially developed at ground floor rear level and therefore such development is established. The terrace properties along Glenloch Road consist of a mixture of rear additions with various depths and heights and therefore the proposal is acceptable in this context. The property is adjacent to the rear of the commercial uses on Haverstock Hill where there is also no clear pattern of development.

- 3.4. The Belsize CAAC and Belsize Society both objected to the reduction of the garden. There is currently approximately 26 sqm of garden. With the addition of the rear extension, approximately 21sqm of garden is to be retained. The existing rear outdoor space is paved over and small in size. Whilst the proposed addition will build over a small part of the space, it will not significantly erode the sense of openness at the rear, especially as it would be screened by the property boundary, and in views from other properties it's seen in conjunction with the car park to the rear.
- 3.5. Thus, it is not considered that the proposal would be visually harmful to the host building and wider conservation area. On this basis, it is considered the extension is acceptable in terms of scale, design and materiality and would continue to preserve the character and appearance of the Conservation Area.
- 3.6. 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.

#### **4. Residential Amenity**

- 4.1. Policy A1 'managing the impact of development' of the Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.
- 4.2. The location of the proposed extensions means that there is limited impact on adjoining occupiers. The increase in roof level of the existing extension would not impact amenity and there would be no undue loss of outlook or 'overbearing' effects due to the distance and positioning of the neighbouring property and windows. Therefore there are unlikely to be any further impact in terms of loss of sunlight, daylight or outlook. The garden of the property backs on to a car park. Additionally, there are no direct views from the proposed building into neighbouring properties.
- 4.3. The rooflights are of an acceptable scale and are not considered to result in any harmful amenity impacts.
- 4.4. The proposed development overall is not considered to lead to harmful impacts upon the amenities of any neighbouring residents. The development is therefore considered to be in accordance with policy A1 of the Camden Local Plan 2017.

#### **5. Biodiversity**

- 5.1. As set out in policies CC1 and CC2, the Council requires development to incorporate sustainable design and construction measures.
- 5.2. The development will not impact biodiversity, as the garden is paved over.
- 5.3. It is noted that the Biodiversity Net Gain (BNG) requirement came into effect for small sites on 2nd April 2024. However, there are a number of statutory exemptions and transitional arrangements which mean that the BNG condition does not always apply. These are summarised by way of an informative attached to this decision.
- 5.4. This application is a householder application and therefore the application is exempt and the applicant is reminded of this by way of an informative attached to this decision.

#### **6. Recommendation**

- 6.1. 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 7<sup>th</sup> April 2025, 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](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2025/0526/P  
Contact: Connie Marinetto  
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Email: [connie.marinetto@camden.gov.uk](mailto:connie.marinetto@camden.gov.uk)  
Date: 1 April 2025

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Phone: 020 7974 4444

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QADC Ltd.  
12-14 Wilfred Street  
London  
SW1E 6PL  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:  
**2 Glenloch Road**  
**London**  
**NW3 4BU**

# DECISION

Proposal:

Erection of single storey glazed extension at rear ground floor level; and partial demolition of existing rear extension at ground floor level and erection of replacement single storey extension.

Drawing Nos: 2GR-EX-01, 2GR-EX-02, 2GR-EX-03, 2GR-EX-04, 2GR-EX-05, 2GR-EX-06, 2GR-PR-01, 2GR-PR-02, 2GR-PR-03, 2GR-PR-04, 2GR-PR-05, 2GR-PR-06, 2GR/SP/01, Location Plan, Planning Statement (dated 31/01/2025), Design and Access Statement (dated 06/02/2025), Photographs (dated 06/02/2025)

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:

2GR-EX-01, 2GR-EX-02, 2GR-EX-03, 2GR-EX-04, 2GR-EX-05, 2GR-EX-06, 2GR-PR-01, 2GR-PR-02, 2GR-PR-03, 2GR-PR-04, 2GR-PR-05, 2GR-PR-06, 2GR/SP/01, Location Plan, Planning Statement (dated 31/01/2025), Design and Access Statement (dated 06/02/2025), Photographs (dated 06/02/2025)

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.

**DRAFT**

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](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.

4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development because it is a householder application.

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

**DRAFT**

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

**DECISION**

Yours faithfully

Chief Planning Officer