



**Design and Access Statement:
23 Glenhurst Avenue
NW5 1PT**

May 2026

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Executive Summary

This document is provided in support of an application for retrospective Householder Planning Permission for works comprising:

new timber structures to south west of main building

at

23 Glenhurst Avenue
London
NW5 1PT

An enforcement notice was raised by the London Borough of Camden in March 2026, noting

...that a gazebo and two timber structures have been installed in the front garden at the property.

The gazebo was located at the corner of Lissenden Gardens & Glenhurst Avenue. It was removed in early May 2026. The property owner seeks to retain the timber structures, which offer beneficial storage in the absence of a rear garden to the property.

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1. Heritage context

Glenhurst Avenue falls within the Dartmouth Park Conservation Area, and comprises terraces of Edwardian Arts & Crafts houses, as well as Ravenswood; a two storey terrace of 1960s local authority housing

The street sits within the DPCA sub area 9 'Lissenden Gardens', described as follows:

The sub-area forms a compact grouping on the west side of Highgate Road. There are three elements to it; the mansion blocks; the early 20th century terraced housing and the commercial development. The most noticeable characteristic of this area is the larger scale of development with the predominant built form being higher and denser than other parts of the conservation area.

Glenhurst Avenue is described in this way:

Glenhurst Avenue Arts and Crafts (Walters) terraces, 1911-15, some houses of two, and some of three original storeys with Tudoresque gables, line either side of this straight road, apart from Ravenswood which is part of the 1960s Haddo House redevelopment. They are a cohesive group, though the houses and garden walls were never identical. Handmade craftsman-timbers are exposed on gables and porches, with leaded artist's glass in windows. Finishes are pebbledash render over low brick plinths. Porches have either tiled roofs or are arched brickwork. There have been a number of minor alterations in the area that detract from the pattern of roofs, porches and windows, as does the painting of brickwork. In contrast to Lissenden Gardens, there are mixed species of trees in this road.

Negative Features within sub area 9

• Loss of some original details on Glenhurst Avenue, particularly replacement of windows.

Glenhurst Avenue 1-23 (odd), 2-46 (even), 1-7 Ravenswood (consec) are listed under Appendix 2 as un-listed buildings: that make a positive contribution to the character and appearance of the conservation area are those that, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the conservation area. The general presumption is in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification.

No. 23 Glenhurst Avenue is the end of terrace house on the south side of the street. The front door of the house opens onto Glenhurst Avenue; however the larger west facing elevation of the house opens to Lissenden Gardens, opposite Chester Court, described in the sub-area description as:

A five storey red brick block with another floor in the mansard roof, casement windows and balconies.

Immediately to the south of the property along Lissenden Gardens is the mid-late 20C commercial development, including a car servicing garage.



No. 23 Glenhurst Avenue - north elevation from Glenhurst Avenue May 2026



No. 23 Glenhurst Avenue - west elevation from Lissenden Gardens May 2026

2. Street context



View from north east May 2026



View from north west

Lissenden Gardens mansion block

Chester Court

Commercial / garage building



View along Lissenden Gardens from south west

Commercial / garage building

As noted in section 1. of this document, 23 Glenhurst Avenue is an end of terrace property. At the end of the street, it sits adjacent to a commercial development that rises to two storeys beyond a single storey structure that sits on the other side of a narrow access passage from the south boundary of no.23.

Opposite the property to the west is Chester Court, a multi-storey 20C building.

The property therefore has a setting that is unique within the Conservation Area. The property itself is characterised by Arts & Crafts styling, with the Tudoresque gables and pebbledash noted in the Conservation Area Appraisal present on both street facing elevations, but it is seen from the south end of Lissenden Gardens directly in the context of buildings of a greater horizontal and/or vertical scale.

There is a gradual fall in the land from the north east of the property at the gate to the front door, to the south west by the rear gate of 59cm. GF occupation level of the house rises by a step from the higher level.



Composite view from west / Lissenden Gardens

3. Existing Building

North elevation:

- The north elevation shares the Arts & Crafts styling of Glenhurst Avenue, but the roof profile is lower than its immediate neighbour

West elevation:

- The west elevation has two distinct elements; the main house of two storeys & roof, and a flat roofed single storey extension at the rear of site, originally a garage. Review of historic maps suggests this to be the original arrangement of the property (as Section 5, p 14 of this document).
- The masonry boundary wall on the west elevation stops in line with the end of the main house.

South elevation:

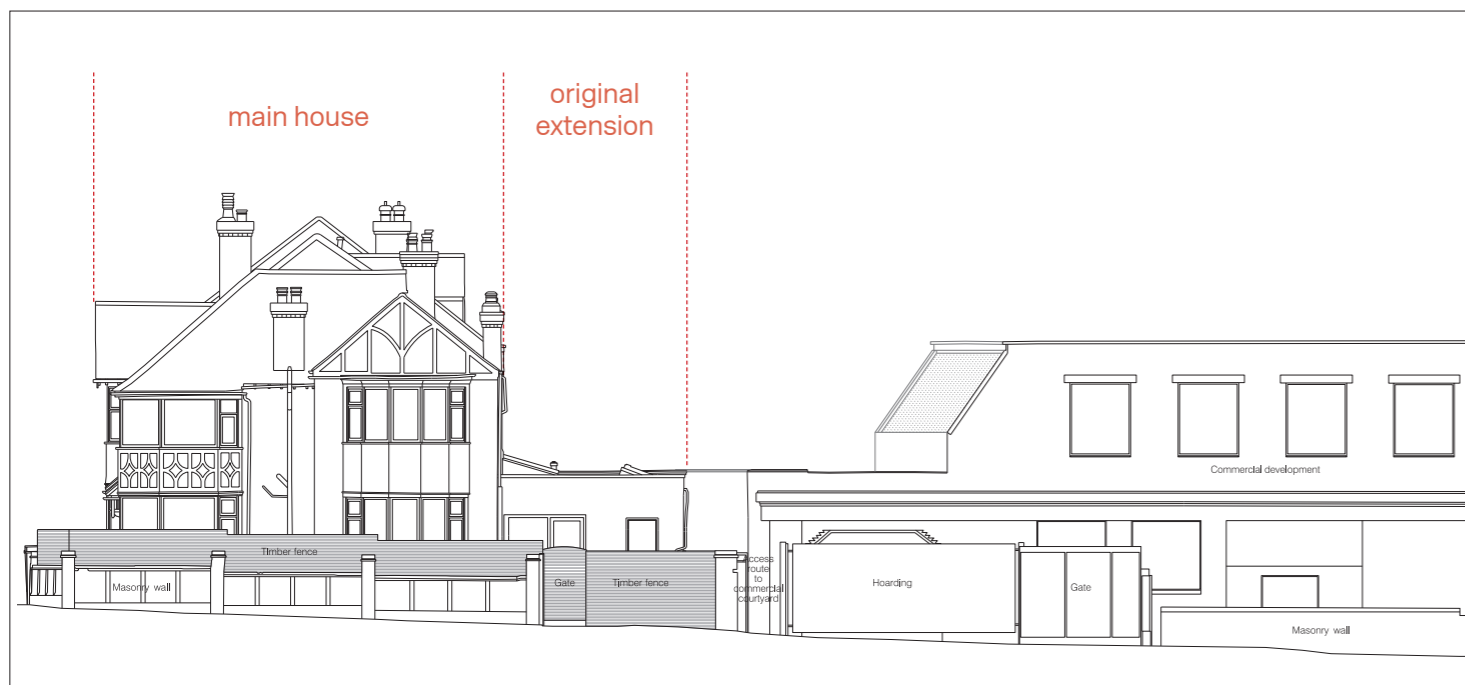
- The south elevation of the property onto the access passage comprises an enclosing masonry wall and the rear wall of the single storey extension.
- The property does not benefit from a rear garden



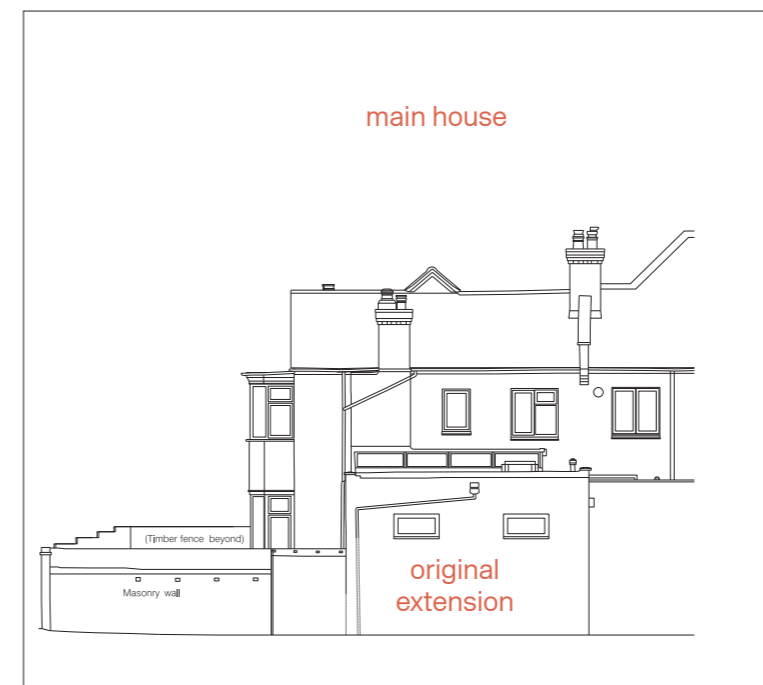
Existing North / Glenhurst Avenue elevation



View from Lissenden Gardens at corner of Glenhurst Avenue



Existing West / Lissenden Gardens elevation



Existing South / access passage elevation

4. Summary of retrospective permission sought

Generally:

- No demolition carried out.
- Works are reversible & new structures are not structurally dependent on characterising features of the Conservation Area.

North:

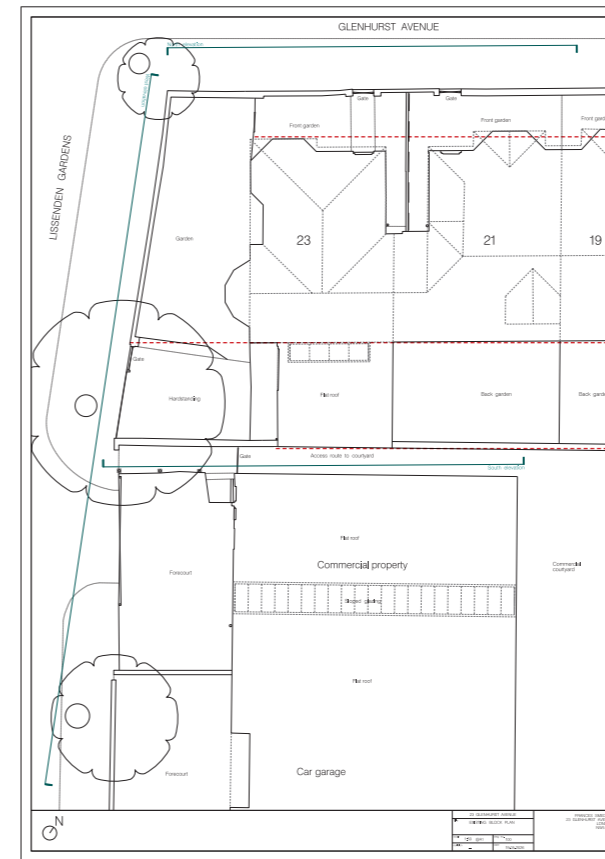
- Planning permission for the gazebo is not sought. *[The structure was in use as temporary storage during internal refurbishment works & was removed in early May 2026.]*
- New works do not impact the north elevation.

West:

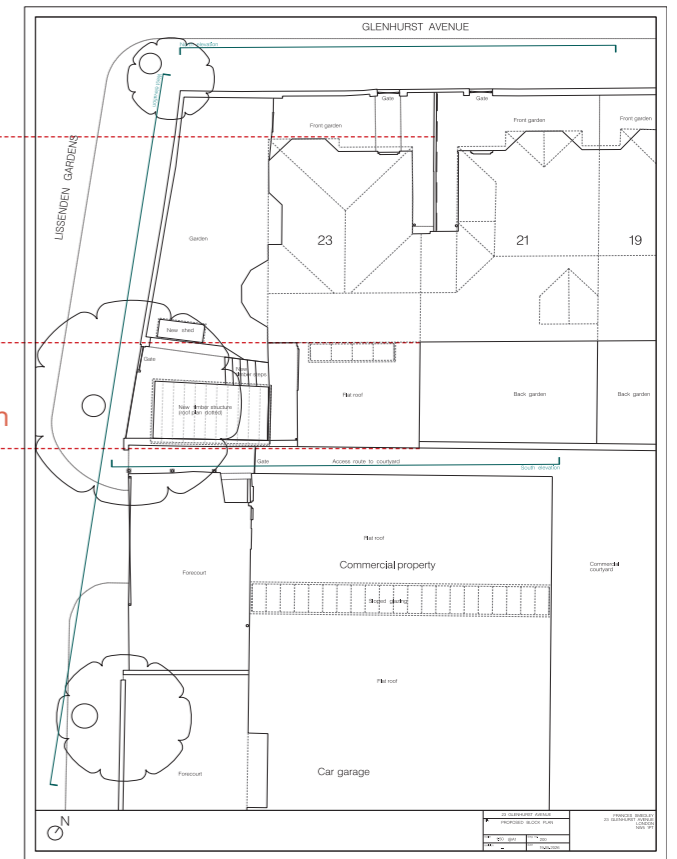
- As above, planning permission for the gazebo is not sought.
- Permission is sought for -
 - a new single storey timber storage building located at the south west of the property, in front of the single storey extension.
 - a small new proprietary timber shed garden shed located approximately in line with the south wall of the main house



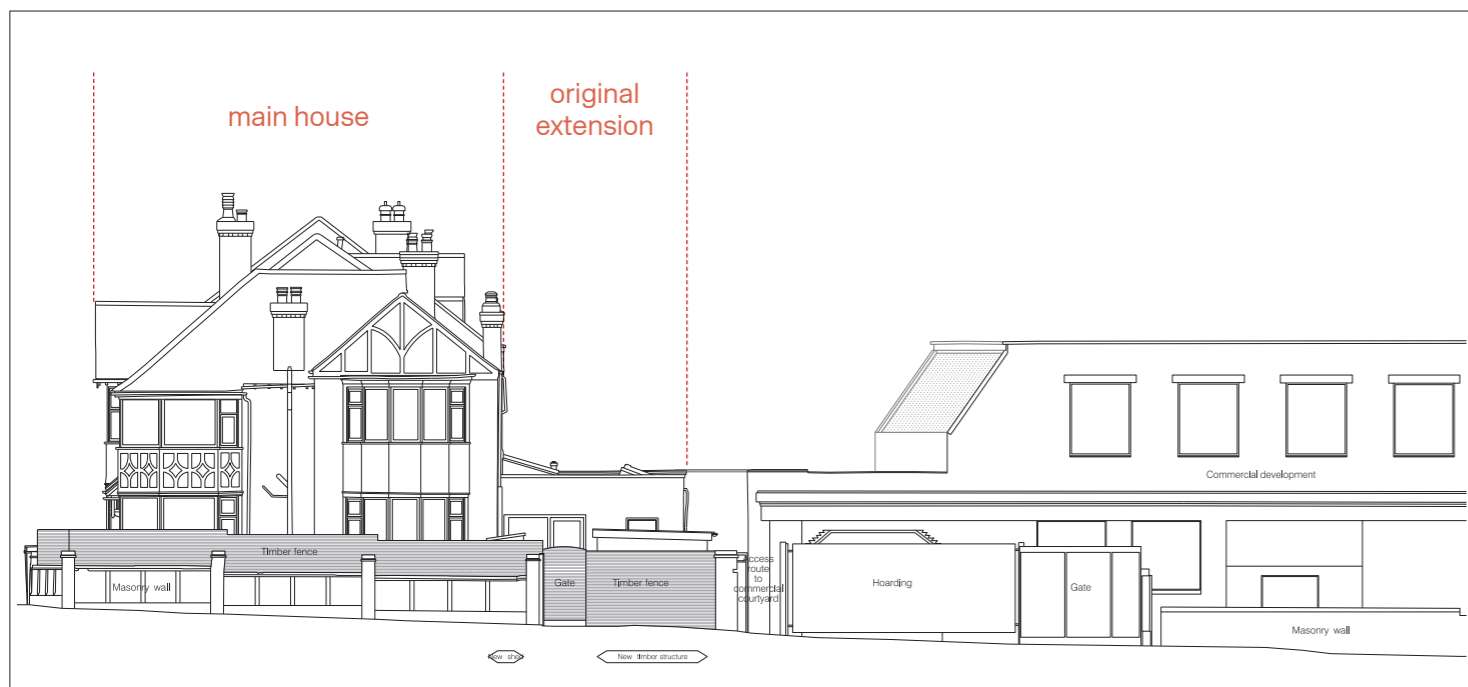
Proposed North / Glenhurst Avenue elevation



Existing Block Plan



Proposed Block Plan



Proposed West / Lissenden Gardens elevation



Proposed South / access passage elevation

5. Planning commentary

Erection of the structures & planning enforcement timeline

2024

The two structures were installed by the owner following their purchase of the property in 2024. The owner's understanding was that the works fell within permitted development rights.

[Note: This is due to misapprehensions:

- that the part of the site where the larger structure is located is to the rear of the building, and not the side.
- that the location of the property within a Conservation Area does not impact permitted development rights.]

24th March 2026

An enforcement letter dated 24th March 2026 was received by the owner from Camden Regeneration & Planning department. The letter noted the following concerns:

- *That the gazebo and timber structures do not benefit from planning permission therefore the structures are currently deemed unauthorised development.*
- *That the property lies within a designated conservation area and the development may not be considered acceptable in terms of their design and may not enhance or preserve the character and appearance of this part of the Dartmouth Park Conservation Area and would result in setting an unacceptable precedent for the area.*

1st April 2026

Following telephone calls, the owner sent an email to the Planning Officer with photographs & measurements of the larger timber structure.

8th April 2026

email from Planning Officer:

Thank you for your e-mails and for the photographs submitted showing the single-storey timber structure that has been erected at the above referenced property. Given that the site is located within a designated conservation area and is adjacent to the side elevation of the house (within the side garden), I would confirm that planning permission would have been required for the installation.

To rectify this current breach, you are required to submit a retrospective planning application for consideration of the retention of the structure.

[Note: from this 8th April correspondence and the reference only to the larger timber structure, it has been understood that the small timber shed is no longer a significant concern. Nonetheless, for completeness, permission is sought within this application for both structures.]

w/b 13th April

Organisation of measured survey required to meet planning requirements.

27th April 2026

Measured survey carried out.

13 May 2026

Survey received.

20 May 2026

Retrospective planning application submitted.

Concerns & Considerations of note in the Dartmouth Park Conservation Area Appraisal & Management Plan

The planning enforcement notice states :

...the development may not be considered acceptable in terms of their design and may not enhance or preserve the character and appearance of this part of the Dartmouth Park Conservation Area and would result in setting an unacceptable precedent for the area.

The following extracts from the DPCAAMP are particularly relevant:

4.5

Railings and other front boundary treatments, many original, are quite extensive in their variety, but the common feature is that these elements - gates, walls, fences, hedges or railings - complement the architecture. Traditional wrought and cast ironwork, brick walls and piers, stone pier-caps and copings are characteristics of this part of the conservation area as much as the buildings themselves.

Appendix 5 - Issues affecting the whole of the CA

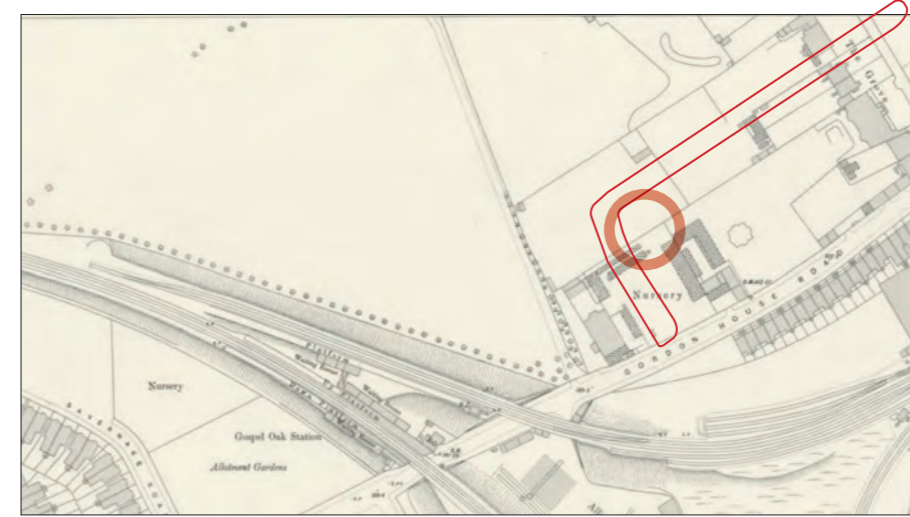
Loss of front boundary walls, fences and hedges - often designed to complement the building and their loss or replacement can erode the qualities of the building or cause an unsightly gap in the streetscene, especially where it is for off-street parking.

Unsympathetic rear and side extensions (including inappropriate roof terraces)-sometimes these can alter the harmony and balance of a property or group of buildings.

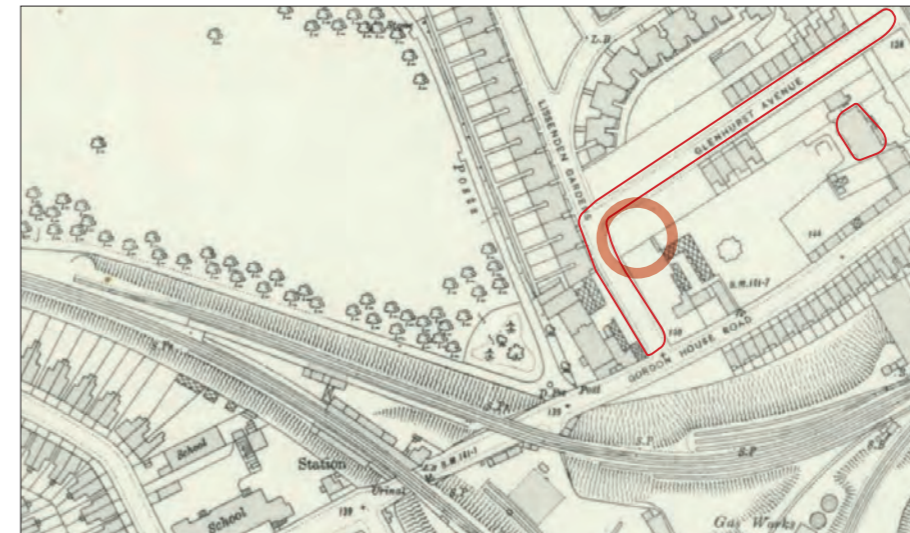
5. Planning commentary cont.

Historic analysis

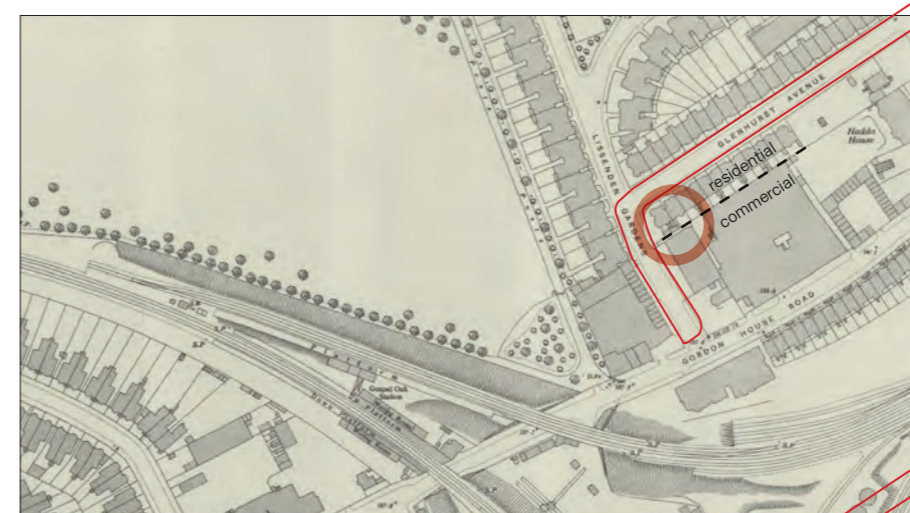
- Early 20C Ordnance Survey maps show that the south west end of Glenhurst Avenue was built after 1915
- By 1936 the street was completed.
- No.23 uniquely located adjacent to the commercial development, with small outbuildings abutting the property boundary to the south.
- Unlike the homes built on Glenhurst Avenue at the same time as no.23, the property does not and has never benefited from a rear garden.
- Given the existing boundary wall stops in line with the main house, and the outbuildings are single storey, it seems likely that this part of the site was built as a garage with driveway access to the south of the boundary wall
- This is a unique condition in the conservation sub-area.
- From the time of its construction, the property therefore carried 3 unique conditions
 - having a garage outbuilding and drive
 - having no rear garden
 - being next to commercial development



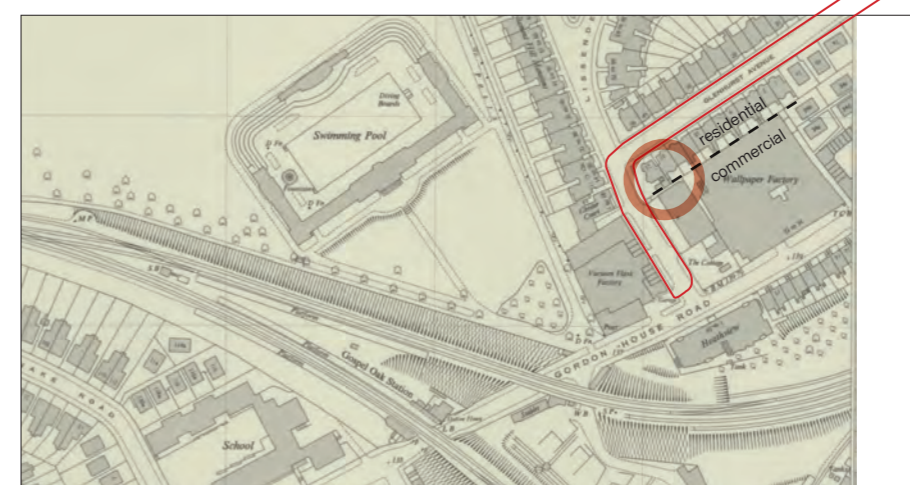
Ordnance Survey 1894



Ordnance Survey 1915



Ordnance Survey 1936



Ordnance Survey 1952

5. Planning commentary cont.

Impact analysis

Relevant extracts from the DPCAAMP:

4.5

Railings and other front boundary treatments, many original, are quite extensive in their variety, but the common feature is that these elements - gates, walls, fences, hedges or railings - complement the architecture. Traditional wrought and cast ironwork, brick walls and piers, stone pier-caps and copings are characteristics of this part of the conservation area as much as the buildings themselves.



The boundary walls are not impacted by the works, and maintain the panelling and materiality that is characteristic of Glenhurst Avenue.

Appendix 5 - Issues affecting the whole of the CA

Loss of front boundary walls, fences and hedges - often designed to complement the building and their loss or replacement can erode the qualities of the building or cause an unsightly gap in the streetscene, especially where it is for off-street parking.



The new timber structure is located at an original gap in the boundary wall & street scene, in front of an uncharacteristic flat-roofed extension, and at an edge condition within the character sub-area.

Unsympathetic rear and side extensions (including inappropriate roof terraces)-sometimes these can alter the harmony and balance of a property or group of buildings.



The new timber structure does not sit within a harmonious grouping of buildings and does not impact key views of or aspects to the main house

The planning enforcement notice states:

...the development may not be considered acceptable in terms of their design and may not enhance or preserve the character and appearance of this part of the Dartmouth Park Conservation Area and would result in setting an unacceptable precedent for the area.



The works sit outside of characterising groupings and locations in the sub-area.

Due to the unique attributes of the location of the timber structure/s, the works are unlikely to set a precedent for the area.

The works are reversible - the structures are removeable from the property without causing impact on the fabric of the characterising elements of the Conservation sub-area.

The new timber structures have a minimal impact on the character and appearance of this part of the Conservation Area. There is a minor aesthetic impact, however less than substantial harm is caused.

6. Access, parking and public transport

No change to existing.

8. List of application drawings

23 Glenhurst_001_Site Location Plan

23 Glenhurst_100_Block Plan Existing

23 Glenhurst_120_North Elevation Existing

23 Glenhurst_121_West Elevation Existing

23 Glenhurst_122_South Elevation Existing

23 Glenhurst_220_North Elevation Proposed

23 Glenhurst_221_West Elevation Proposed

23 Glenhurst_222_South Elevation Proposed

7. Bins and recycling

No change to existing.