

Application ref: 2023/2527/P
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Date: 14 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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4D Planning
3rd Floor
86-90 Paul Street
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Glenilla Road
London
NW3 4AL

Proposal:

Alterations to fenestration on rear and flank walls of house; raised height of garage roof with skylight above and rear glazed doors to facilitate the conversion of garage to ancillary office/ art studio

Drawing Nos: Design and Access Statement, 4D-387 E00, 4D-387 P01 REV A, 4D-387 P02, 4D-387 P03 REV A, 4D-387 P04, 4D-387 P05, 4D-387 P06 REV A, 4D-387 P07, 13375-01, 13375-02, 13375-03, 13375-04, 13375-05, 13375-06 B, 13375-07 B, 13375-08 B, 13375-12 A, 13375-13, 13375-14, 13375-15, 13375-16, 13375-17, 13375-18, 13375-19 A, 13375-20, 13375-21, 13375-22, 13375-23, 13375-24, 13375-25, 13375-26, 13375-27, 13375-28, 13375-29

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:

Design and Access Statement, 4D-387 E00, 4D-387 P01 REV A, 4D-387 P02, 4D-387 P03 REV A, 4D-387 P04, 4D-387 P05, 4D-387 P06 REV A, 4D-387 P07, 13375-01, 13375-02, 13375-03, 13375-04, 13375-05, 13375-06 B, 13375-07 B, 13375-08 B, 13375-12 A, 13375-13, 13375-14, 13375-15, 13375-16, 13375-17, 13375-18, 13375-19 A, 13375-20, 13375-21, 13375-22, 13375-23, 13375-24, 13375-25, 13375-26, 13375-27, 13375-28, 13375-29

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 policies D1 and D2 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 Reasons for granting permission.

The conversion of the garage to office will retain the same footprint, while increasing the height by approx. 0.4m which will not be visible from the street. The design and materials used are in keeping with the conservation area. The proposed window refurbishments are in keeping with the character of the conservation area. The dining room window at the rear was revised during the process of the application to reduce the scale slightly. The materials are appropriate for the building and conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The garage conversion will not be visible from the road and create any amenity issues. The refurbished windows will not create any new overlooking issues. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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.
- 4 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-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).

Yours faithfully



Daniel Pope
Chief Planning Officer