

Application ref: 2025/0513/P
Contact: Connie Marinetto
Tel: 020 7974 8012
Email: connie.marinetto@camden.gov.uk
Date: 7 April 2025

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

4D PLANNING
86-90 Paul Street
3rd Floor
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:

Raised height of garage roof with skylight above and rear glazed doors to facilitate the conversion of garage to ancillary office/ art studio; side extension to garage to connect with house; replacement of rear window with glazed doors; enlarged rear garden patio; new front bin store; and alterations to front garden fencing and boundary wall.

Drawing Nos: 4D-387A E 01, 4D-387A P 01, 4D-387A E 02, 4D-387A P 02, 4D-387A E 03, 4D-387A P 03, 4D-387A E 04, 4D-387A P 04, 4D-387A E 05, 4D-387A P 05, 4D-387A E 06, 4D-387A P 06, 4D-387A E 07, 4D-387A P 07, 4D-387A E 08, 4D-387A P 08, 4D-387A E 00, 4D-387A E 09, Design and Access Statement (dated 03/01/2025).

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:

4D-387A E 01, 4D-387A P 01, 4D-387A E 02, 4D-387A P 02, 4D-387A E 03, 4D-387A P 03, 4D-387A E 04, 4D-387A P 04, 4D-387A E 05, 4D-387A P 05, 4D-387A E 06, 4D-387A P 06, 4D-387A E 07, 4D-387A P 07, 4D-387A E 08, 4D-387A P 08, 4D-387A E 00, 4D-387A E 09, Design and Access Statement (dated 03/01/2025).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is similar to the scheme approved under 2023/2527/P with some additions. In relation to the garage conversion, the roof level will remain the same height as the existing garage roof from the front of the dwelling. The rear portion of the roof will be raised to maintain this height (3.6m). The previously approved scheme dropped the rear section of the roof by 0.6 metres. The increased height will not be visible from the public realm and is not considered to detract from the appearance or character of the property or the Belsize Conservation Area.

The proposed side extension, located behind the garage conversion door, will connect the garage conversion to the house. This addition will have a minimal visual impact, and will not be visible from the street. The garage conversion will feature rear glazed doors and two rooflights above which are in line with the earlier approval and considered appropriate for the setting.

The Belsize CAAC raised a comment on the application. The CAAC commented that the raised height of the garage roof might reduce the outlook from the rear of 28 Glenmore Road. However, it is considered that the modest increase in height would not result in a harmful reduction of outlook for neighbouring properties, due to the separation distance between the properties, and the existing surrounding built context.

The replacement of an existing rear window of the main house with glazed doors is also considered to be acceptable. The CAAC commented that the new windows and doors should match the existing and that the divisions in the double glazing should be no thicker than for single glazing. The doors will

match the design of the glazed doors of the garage conversion, as per the previously approved design. The design of the glazing bars is not considered to have a harmful impact on the appearance of the property. The doors will not be visible from the public realm, and would therefore have no detrimental impact on the character of the Conservation Area.

The new front bin store will be located behind the boundary wall with limited visibility from the street. Furthermore, alterations to front garden fencing and boundary wall are minor and do not raise concerns in terms of impact to the Conservation Area. The enlargement of the rear garden patio is a minor landscaping alteration and is considered to be acceptable in this context.

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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of outlook or privacy.

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 2024.

- 2 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).
- 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.

- 5 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).

- 6 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.

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).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer