

Application ref: 2020/0459/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 30 April 2020

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

45 Vyner Street
London
E2 9DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

32 Glenilla Road
London
NW3 4AN

Proposal: Details pursuant to conditions 7 (basement engineer) and 15 (heritage record) of planning permission ref. 2016/6712/P (dated 30/04/2019) for (Erection of 1 x 3-bedroom and 1 x 2-bedroom 3-storey plus basement dwellinghouses (Use Class C3) with hard and soft landscaping following demolition of existing single storey church (Use Class D1).

Drawing Nos: Email correspondence between Camden Local Archive and Adam Khan Architects (RE: Glenilla Road 32, 2020/0459/P_Submission to the Camden Local Archive) dated 27 April; Historical Record (dated 15/04/2020, prepared by Adam Khan Architects); Qualified Engineer Details (dated 30/01/2020); Letter from Price and Myers confirming appointment dated 24/02/2020

Informative(s):

- 1 Condition 7 requires details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, to ensure compliance with the design which has been checked and approved by a building control body. The appointment letter confirms that a structural engineer with the relevant qualifications, including CEng, has been appointed. This complies with

the requirements of Camden Planning Guidance (CPG) Basements and Lightwells.

Condition 15 requires the applicant to undertake recording of the existing building to accord with level 2 of English Heritage Guidance note: Understanding Historic Buildings: A Guide to Good Recording Practice. A record has been submitted and reviewed by the Council's conservation officer who confirms it is acceptable. The condition also required the information to be submitted to the Camden Archives and London Metropolitan Archive and the applicant has demonstrated they have done so.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are considered sufficient to discharge conditions 7 and 15 and are in accordance with policies A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (materials), 10 (sustainability statement), 12 (landscaping) and 14 (green roof) of planning permission ref. 2016/6712/P granted on 30/04/2019 are outstanding and require details to be submitted and approved.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer