

Application ref: 2020/4061/P  
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Date: 24 December 2020

**Development Management**  
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Unit 31, Regent Studios, 8 Andrews  
Regents Studios  
8 Andrews Road  
London  
E8 4QN

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 required by conditions 3 (design details), 10 (sustainability statement) and 11 (water usage) of planning permission ref. 2016/6712/P (dated 30.04.19) 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: External materials schedule (dated 08 December 2018); File Note - Stage 4 Spec Contents; C600; C601; A402; C400; A401; A400; A306; 060\_Sched\_C01; Ground Loop Bore Hole design; CFSH WAT1 Specification (dated 21/07/2020); CSH Wat tool May 09 (dated 21/07/2020); Overheating Risk Assessment dated 02 February 2017 (Letter prepared by Ritchie + Daffin dated 02 February 2017)

The Council has considered your application and decided to grant approval of details.

Informative(s):

#### 1 Reasons for granting

The submitted design details and palette of materials are sufficient to demonstrate that the scheme will be of a high quality finish that is in keeping with the consented design. The original architect has been retained throughout

the detailed design process which has helped to ensure consistency and quality. It is therefore possible to discharge condition 3. It is noted that due to Covid-19 limitations, samples were not viewed on site; however, in this instance, the submitted photo schedule is considered sufficient for assessment purposes.

In relation to the sustainability statement required by condition 10, information relating to the provision of GSHP, an overheating risk assessment and a water use statement have been submitted. In terms of GSHP, the geotechnical report in the basement impact assessment revealed the site is upon London Clay at a depth of 2-3m. Evidence in the form of calculations has been provided to demonstrate the performance and it is concluded that the geology can accommodate the system. The GSHP coefficient performance rating would 4.3 which indicates high performance. An energy meter will be installed to monitor gas and electricity consumption.

SAP calculations have demonstrated a slight risk of overheating which is considered acceptable for a development of this scale.

The water use statement demonstrates compliance with maximum internal water use of 105 l/d and is acceptable.

Relative to the scale of development, the submitted information is considered sufficient to demonstrate that sustainable design features will be incorporated into the building. It is noted that a further assessment is required to demonstrate that the measures have been implemented prior to occupation.

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 proposed development is in general accordance with policies D1, D2, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (M4(2) compliance), 10 (pre-occupation implementation evidence) 12 (landscaping) and 14 (green roof) of planning permission ref. 2016/6712/P (dated 30.04.19) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer