

Application ref: 2021/2609/P
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Turley
8th Floor Lacon House
84 Theobalds Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**30 Glenilla Road
London
NW3 4AN**

Proposal: Alterations to elevations including use of brick slip construction as an amendment to planning permission ref. 2018/0932/P (dated 09/01/2019) for 'Demolition of existing dwelling house and erection of four storey replacement dwelling house with single storey basement and associated hard and soft landscaping works, including erection of garden room to rear and bin store to front of property'

Drawing Nos: Revised drawings: P-004 (RevD); P-100 (RevB); P-101 (RevB); P-102 (Rev B); P-103 (Rev B); P-120 (Rev B); P-121 (Rev B); P-122 (Rev B); P-123 (Rev B); P-130 (Rev B); P-199 (Rev B); P-200 (Rev D); P-201 (Rev C); P-202 (Rev C); P-203 (Rev C); P-204 (Rev C); P-400 (Rev B); P-401 (Rev C); P-402 (Rev C); P-403 (Rev C); P-500 (Rev C); P-501 (Rev C); P-600 (Rev B);

Superseded drawings : P-004 (Rev C); P-100 (Rev A); P-101 (Rev A); P-102 (Rev A); P-103 (Rev A); P-120 (Rev A); P-121 (Rev A); P-122 (Rev A); P-123 (Rev A); P-130 (Rev A); P-199; P-200 (Rev B); P-201 (Rev A); P-202 (Rev A); P-203 (Rev A); P-204 (Rev A); P-400 (Rev A); P-401 (Rev A); P-402 (Rev A); P-403 (Rev A); P-500 (Rev A); P-501 (Rev A); P-600

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2018/0932/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

P-001; P-003 (Rev A); P-004 (RevD); P-100 (RevB); P-101 (RevB); P-102 (Rev B); P-103 (Rev B); P-120 (Rev B); P-121 (Rev B); P-122 (Rev B); P-123 (Rev B); P-130 (Rev B); P-199 (Rev B); P-200 (Rev D); P-201 (Rev C); P-202 (Rev C); P-203 (Rev C); P-204 (Rev C); P-400 (Rev B); P-401 (Rev C); P-402 (Rev C); P-403 (Rev C); P-500 (Rev C); P-501 (Rev C); P-600 (Rev B)
SK-04/; Planning statement (dated February 2018); Design and Access Statement (16.02.2018); Design and Access Statement Addendum (03.05.2018); Design & Access statement for planning application - landscaping (prepared by cgd, dated 19/02/2018); Daylight, Sunlight and Overshadowing Report including Window Maps (prepared by The Chancery Group, dated 19 February); Letter re: Overshadowing Matters (dated 3rd May 2018); Letter re Revisions and clarifications during determination (prepared by Turley, dated 8 May 2018); Heritage statement (dated February 2018); Arboricultural Assessment (Arboricultural Solutions LLP, November 2016); Construction Method Statement/Basement Impact Assessment Report (BIA) by Davis Maguire (DMAG-1650-CMS), dated February 2018; Desk Study & Ground Investigation Report by GEA Ltd (Ref. J17299), dated February 2018; Desk Study & Ground Investigation Report by GEA Ltd (Ref. J17299), dated 8 June 2018 (Issue No 2); Construction Method Statement/Basement Impact Assessment Report (BIA) by Davis Maguire (DMAG-1650-CMS), dated June 2018 (Revision PO3); Desk Study & Ground Investigation Report by GEA Ltd (Ref. J17299), dated 7 August 2018 (Issue No 4); Construction Method Statement/Basement Impact Assessment Report (BIA) by Davis Maguire (DMAG-1650-CMS), dated 8 August 2018 (Revision PO3); Retaining wall preliminary design using WALLAP (J17299 Wallap_ULS(MP)_ULS1.pdf and J17299 Wallap_ULS(MP)_ULS2.pdf, outputs for ULS1 and ULS2 case); Construction sequence adjacent to No. 28b and indicative temporary propping layout by Davies Maguire (drawings No. SK-017 and SK-018)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

No changes to the building's height, massing or footprint are proposed. The changes are largely internal alterations with the external amendments comprising the replacement of bi-folding doors to sliding doors to the rear patio; alteration to the position of the pantry door to the side elevation; and the inclusion of boiler flues and extracts on the elevations. At first floor level, two of the roof lights to the kitchen are removed and a solid panel is added to part of the remaining large lateral roof light. At third floor level one of the two chimneys is removed.

The application also proposes brick slips for the second set-back volume. This offers benefits in terms of construction time, loading of the building as a lighter element and allows the integration of an insulated panel from which they would be hung. The brick slips would not represent a material difference compared to the consented traditional brick construction.

The architect of the original scheme is overseeing the changes and it is considered the character and quality of the design has been retained. As such, there would be no impact on the streetscene or the conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 09/01/2019 under ref. 2018/0932/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 09/01/2019 under ref. 2018/0932/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer

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