

Application ref: 2021/2502/P
Contact: Kristina Smith
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Date: 23 June 2021

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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)

Approval of Details Granted

Address:

**30 Glenilla Road
London
NW3 4AN**

Proposal:

Details required by condition 3 (design) and 6 (green roof) of planning permission ref.2018/0932/P dated 09/01/2019 (amended by 2021/2609/P dated 17/06/21) 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: P001/-; 7; Technical information sheet - Ibstock vent brick laying and handling guidelines; SD121-03; SD121-04; SD121-01; SD41-01; 2048-01; 2048-02; SD131-03; SD131-04A; 25AIS-04 (Rev B); A825/; A826/; A827/; A828/; A829/; A830/; 6.1.2 Facing materials; O0901-Bauder_XF301-SB_V2; All details associated with Bauder Total Green Roof System; Bauder WB Native Wildflower Blanket; and Wildflower Turf system received on 24/08/2020

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting-

All design details to include window, doors, grilles and gates are considered to be of sufficient quality and harmonious with the approved scheme. The material palette, comprising three types of brick and a slate roof are acceptable. Owing to Covid-19, it has not been possible to view samples on site but a photographic schedule has been provided in lieu which is considered sufficient to secure the type and quality of brick.

There would be three green roofs with a sedum blanket style over the bin store and wildflower turf blanket types on both green roofs on the rear of the building and garden room. Bespoke sections have been provided for each demonstrating sufficient substrate depth and species mix. A maintenance schedule has also been provided to facilitate their longevity.

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.

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, A3, CC3 D1, D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are reminded that condition 5 (basement engineer) of planning permission ref. 2018/0932/P is outstanding and requires 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