

Application ref: 2021/4463/P
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Date: 26 January 2022

Development Management
Regeneration and Planning
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Owain Williams Architecture
Flat 44 Squire House
290 Camberwell Road
London
SE5 0AY

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 B Glenilla Road
London
NW3 4AN

Proposal:
Two storey rear extension.

DECISION

Drawing Nos: 001, 010, 020, 021, 022, 110, 120, 121, 122, Design & Access Statement
September 2021.

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: 001, 010, 020, 021, 022, 110, 120, 121, 122, Design & Access Statement September 2021.

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

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The proposal is modest in terms of scale, replacement of the existing ground floor extension and first floor conservatory with a two storey brick structure with minor infill to the side return. The majority of the proposal seeks to rebuild in keeping within the building's existing footprint, the two storey side return infill is modest, approximately 750mm by 520mm, extending up to adjacent 28A Glenilla Road's ground floor extension. The existing extension to be replaced will have an increased width of approximately 400mm.

Due to its scale and projection, the proposed two storey extension would appear subordinate to the existing property. The second storey brick element, replacing the conservatory is similar in terms of depth and height. In terms of detailed design, the proposed brick, glazed brick headers and full height glazing does not detract from the existing building's character and therefore is considered acceptable. The proposal is considered to regularise the rear façade. The extension will be not be visible from the Glenilla Road itself, only by neighbours from the rear of their properties. There will be a metal balustrade to the first floor rear terrace. The terrace replaces the existing wooden terrace structure which provided access via a staircase into the rear garden.

In terms of neighbouring amenity, the proposed side infill at first floor level will have some impact on the first floor rear facade and terrace of adjacent no 28A. However the reduction in daylight and sunlight is considered acceptable due to the full height glazing, width of terrace and the existing privacy screen at no 28A. The scheme would not pose any concern regarding overlooking; the replacement of the conservatory with a brick structure has reduced the overlooking potential. Overall the proposal is considered modest and would not cause any significant harm in terms of loss of daylight, sunlight or overlooking.

No objections were received during the course of this application. The planning history of the site have been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The extension with green roof is considered to preserve the character and appearance of the conservation area.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Policy Framework 2021.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer