

Application ref: 2023/0757/P  
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Date: 11 April 2023

**Development Management**  
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William Deakins Architect  
Carlton House  
19 West Street  
Epsom  
KT18 7EQ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Grant of Non-Material Amendments to planning permission

Address:

**23 Meadowbank  
London  
NW3 3AY**

Proposal: Amendment to planning permission 2022/3586/P dated 15/2/2022 (for: Erection of roof extension to replace sunroom at 4th floor, installation of new air-conditioning units within acoustic enclosure at roof level, installation of rooflight, erection of front extension at ground floor, replacement of windows and doors on all floors and elevations, plus creation of a new rear garden lightwell), namely to include alterations to fourth floor extension width, rear lightwell width, rear basement window location and front ground floor oriel window design

Drawing Nos:

Superseded Plans: 192-PL005a, 192-PL006a, 192-PL007a

Approved Plans: Site Location Plan 192-PL001, 192-PL002, 192-PL003, 192-PL004, 192-PL005b, 192-PL006b, 192-PL007b, Design and Access Statement, Noise Impact Assessment (by EEC dated 15/08/2022), Domestic Overheating Assessment (by Base Energy dated 17/11/2022), Sustainability Statement

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 2022/3586/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:

Approved Plans: Site Location Plan 192-PL001, 192-PL002, 192-PL003, 192-PL004, 192-PL005b, 192-PL006b, 192-PL007b, Design and Access Statement, Noise Impact Assessment (by EEC dated 15/08/2022), Domestic Overheating Assessment (by Base Energy dated 17/11/2022), Sustainability Statement

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

Informative(s):

1 Reason for granting approval:

The changes include the widening of the roof extension by extending it approx. 0.2m towards the boundary with neighbouring no. 24. This would result in a largely imperceptible change when viewed from the public realm. No other changes are proposed to the finish or to the height of the roof extension.

It is also proposed to reduce the width of the rear garden lightwell serving the basement. It would now be set in from the boundary with no. 24 by 1.4m, having previously been 0.8m away. This would also involve moving the basement window closest to no.24 further towards to boundary to no. 22 by approx. 0.7m. These changes would not have a material impact on the appearance of the rear garden and rear elevation.

On the front elevation, the three fine glazing bars on the approved oriel window would be removed and the window would be a single glazed pane. This would be a minor alteration that would not materially impact on the appearance of the front elevation.

The amendments are considered to be in keeping with the character and appearance of the host property and of the neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2022/3586/P dated 15/2/2022. 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 15/02/2023 under reference number 2022/3586/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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer

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