

Application ref: 2023/1221/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: Ewan.Campbell@camden.gov.uk  
Date: 21 April 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Perry + Bell Ltd  
21 Woodstock Street  
London  
W1C 2AP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**29 Rudall Crescent  
London  
Camden  
NW3 1RR**

Proposal: Non-material amendment for planning permission 2021/4447/P dated 09/12/2021 for 'Alterations to dwellinghouse including new raised roof, erection of a rear dormer and rooflight, conversion of garage into habitable room, replacement of front ground floor doors and windows by new fenestration, new double glazed doors and windows throughout, new timber cladding on front elevation and new front garden boundary gate and landscaping.' namely to include modifications to rear first floor windows, front ground floor french doors to be retained as a window and rear elevation material to be white render

Drawing Nos: Superseded Drawings: 2.03.01A, 2.03.02, 2.03.03, 2.03.04, 2.04.01, 2.04.02, 2.04.03, 2.05.01, 2.05.02A, 2.05.03, 2.05.04A, 2.05.05A, 2.11.01, 2.11.02, 2.12.1A, 2.12.02, 2.12.03, 2.12.04, 2.13.01A, 2.13.02, 2.13.03A, 2.14.01, 2.14.02A, 2.14.03, 2.14.04A, 2.14.05A, 2.14.06

Approved Drawings: 2.03.01A, 2.03.02, 2.03.03, 2.03.04, 2.04.01, 2.04.02, 2.04.03, 2.05.01, 2.05.02A, 2.05.03, 2.05.04A, 2.05.05A, 2.11.01, 2.11.02, 2203-PL-01-01, 2203-PL-01-01, 2203-PL-01-02, 2203-PL-01-02, 2.13.01A, 2.13.02, 2.13.03A, 2203-PL-01-03, 2.14.02A, 2.14.03, 2.14.04A, 2.14.05A, 2.14.06

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 2021/4447/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- 2.03.01A, 2.03.02, 2.03.03, 2.03.04, 2.04.01, 2.04.02, 2.04.03, 2.05.01, 2.05.02A, 2.05.03, 2.05.04A, 2.05.05A, 2.11.01, 2.11.02, 2203-PL-01-01, 2203-PL-01-01, 2203-PL-01-02, 2203-PL-01-02, 2.13.01A, 2.13.02, 2.13.03A, 2203-PL-01-03, 2.14.02A, 2.14.03, 2.14.04A, 2.14.05A, 2.14.06

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

#### Informative(s):

##### 1 Reason for granting approval-

The amendments to the approved scheme would alter the front windows and door; widening the frame and increasing the number of window panes.

In terms of the front elevation, the door is only slightly changing in design and the sliding door is reverting back to windows which are being reduced in scale compared with the approved. These changes are small and non-material to the approved scheme. For the rear elevation two of the windows are being reduced in size and the window on the side elevation on first floor is being increased slightly in size these changes are also small and non-material. The use of the render on the rear elevation is a common feature on surrounding buildings and is considered non-material to the approved scheme.

The materials of the frames and cladding will remain aluminium and timber respectively and therefore is acceptable.

This change would not have any material impact on the residential amenity to neighbouring residents given the outlook of the dormer would remain similar to that granted.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 09/12/2021 under reference 2021/4447/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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted 09/12/2021 under reference 2021/4447/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 positioned above the typed name.

Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line.  
Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).