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London Borough of Camden  
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05 May 2023

**FAO: Laura Dorbeck**  
**Our ref: NTH/CHST/HDA/U0013857**  
**Your ref: PP-12131375**

Dear Laura,

**82 Fitzjohn's Avenue, London, NW3 6NP ('the Site')**  
**Town and Country Planning Act 1990 (as amended): Non-Material Amendment Application pursuant to Condition 2 of Full Planning Permission (ref. 2021/1787/P)**

We write on behalf of our client, Mr Ross, to submit a Non-Material Amendment Application in respect of Full Planning Permission (ref. 2021/1787/P) for extension and alteration works to the Site.

#### **The Site**

The Site, comprising a residential home, is situated to the rear of 84 Fitzjohn's Avenue. Fitzjohn's Primary School lies to the north, the Royal Mail Sorting Office to the east and Spring Walk to the south of the Site.

The Site is located within the Fitzjohn's and Netherhall Conservation Area and within the Hampstead Neighbourhood Plan Area.

#### **Planning History**

On 4 October 2022, Full Planning Permission (ref. 2019/4229/P) was granted for the following:

**"Erection of two storey side, front and rear extensions, replacement pool house, and associated works."**

On 1 June 2021, Full Planning Permission (ref. 2021/1394/P) was granted for the following:

**"Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees."**

On 12 January 2022, Full Planning Permission (ref. 2021/1787/P) was granted for the following:

**"Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees."**

On 13 December 2022, Non-Material Amendment (ref. 2022/5132/P) was granted for the following:

**“Amendments to planning permission ref. 2021/1787/P granted 12/01/2022 (for Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees), namely the addition of a low boundary wall and minor extension of the consented hermitage in the northeast corner.”**

The NMA application obtained consent to supersede approved drawings A-PL-00-301 and A-PL-00-321 with drawings A-PL-00-301 rev A and A-PL-00-321 rev A, respectively.

### **The Proposals**

This application proposes to update the list of approved drawings as set out in Condition 2 of the consented permission. In full, the changes sought include:

- Retention of the existing flat roof section on the south-eastern corner of the building and replacement of existing rooflights;
- Replacement of the existing window on Elevation 04 with a more traditional design; and
- Replacement of the approved pitched roof situated over spiral stair to a flat roof on Elevation 04.

It is therefore proposed to amend Condition 2 of Full Planning Permission (ref. 2021/1787/P) to the following:

The development hereby permitted shall be carried out in accordance with the following approved plans: A-PL-00-300, A-PL-00-301 rev A, A-PL-00-302, A-PL00-304 **rev A**, A-PL-00-308, A-PL-00-310 rev A, A-PL-00-311 **rev A**, A-PL-00-312 **rev A**, A-PL-00-321 rev A, A-PL-00-322 **rev B**, A-PL-00-310 (Proposed Typical Window Details).

Documents: Design and Access Statement dated April 2021, Heritage assessment dated March 2021, letter from Gerald Eve dated 13 April 2021, Whole life carbon assessment rev A dated 01/04/2021, Thermal comfort analysis rev A dated 01/04/2021, Energy and Sustainability Statement rev A dated 01/04/2021, Photographic survey dated February 2021, Cellweb TRP Installation guide, Tree survey and Arboricultural method statement dated March 2021, Tree constraints and protection plan dated March 2021.

### **Application Documentation**

Please find enclosed the following documents submitted in support of this planning application:

- A copy of this cover letter;
- Completed application forms (ref. PP-12131375);
- Proposed Roof Plan (ref. A-PL-00-304 Rev A) – NMA;
- Consented Roof Plan (ref. A-PL-00-304) – for information purposes only;
- Proposed Elevations (ref. A-PL-00-311 Rev A) – NMA;
- Consented Elevations (ref. A-PL-00-311) – for information purposes only;
- Proposed Elevations (A-PL-00-312 Rev A) – NMA;
- Consented Elevations (A-PL-00-312) – for information purposes only;

- Proposed Sections (ref. A-PL-00-322 Rev B) – NMA; and
- Consented Sections (ref. A-PL-00-322 Rev A) – for information purposes only.

The application fee of £34.00 has been made concurrently with this submission via the Planning Portal.

We look forward to receiving confirmation of registration and validation of this application. Please do not hesitate to contact Chloe Staddon (0203 486 3417) or Hannah Davies (0207 333 6221) of this office should you have any questions.

Yours faithfully

A handwritten signature in blue ink that reads "Gerald Eve LLP".

**Gerald Eve LLP**

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