

Application ref: 2023/0483/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 15 May 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
www.camden.gov.uk/planning

Miss Miranda Pissarides
FLAT 5, 2 Frognal
London
NW3 6AJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Flat 5
2 Frognal
London
NW3 6AJ

Proposal: Non-material amendment to planning permission 2017/3793/P dated 12/10/2017 for 'erection of projecting second floor rear terrace with metal railings and replacement of existing rear windows with doors to second floor flat', namely to reinforce the supports of the projecting terrace with stainless steel cables.

Drawing Nos: Planning Statement; 367_P_001_A; 367_P_002_A.

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 2017/3793/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: Unnumbered OS Extract; Unnumbered Block Site Plan; Planning Statement; 367_P_001_A; 367_P_002_A.

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

Informative(s):

1 Reason for granting approval:

The change proposed is to install support cables for the projecting balcony granted by planning permission 2017/3793/P, approved on 12/10/2017. These supports would be installed to support the balcony from above in the form of a 'hung balcony', which has been recommended as the most suitable form of support in this context.

The support cables themselves would be stainless steel and would be fixed at a 45 degree angle, so that the top point of the cable would not be higher than the balcony balustrades. As such, the change would be largely imperceptible from the public realm and would read as part of the existing development. No other changes are proposed to the balcony itself or attached balustrades. The changes therefore would not have a material impact on the appearance of the balcony or rear elevation.

The amendment is 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. 2017/3793/P, dated 12/10/2017. 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 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/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12/10/2017 under reference number 2017/3793/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



Daniel Pope

Chief Planning Officer

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