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Camden Council
Planning Department
5 Pancras Square
London
N1C 4AG

14 July 2023

Our Ref: 21/6801

Dear Sir/Madam,

RE: Non-Material Amendment in relation to, 2022/5633/P – 22 Tanza Road, London, NW3 2UB

On behalf of the applicant, a Non-Material Amendment application, pursuant to Section 96a of the Town and Country Planning Act (1990 as amended), is hereby submitted, relating to the above permission, which was granted on the 2nd of May 2023 for the following description of development.

Replacement of existing rear veranda and terrace by new single storey rear extension; installation of new rear dormer to roof and new replacement double-glazed windows.

The non-material amendment is made for the following reason:

'Amendment to the rear glazing of the approved single-story extension, to extend to floor level, and replacement of garage door.'

In proposing this application route, it is important to highlight that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990.

Proposals

The first amendment seeks to extend the rear glazing down to ground level in the garden, in replacement of the approved raised decking. This can be seen through the following comparison between the existing/ approved drawing, and the proposed drawing.

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

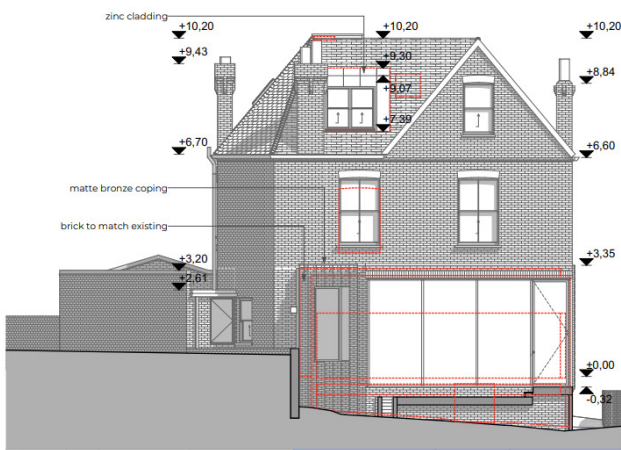
Associate Directors
Heather Vickers | Alan Williams | Sally Arnold
Sam Deegan | Niall Hanrahan

Associates
Rob Scadding | Charlotte Hunter | Charlotte Perry
Grace Mollart | Charlotte Parry | Jamie Pert

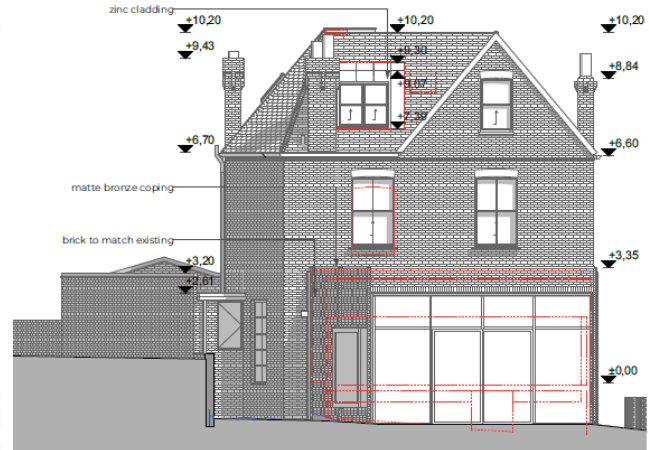
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Approved Drawing (drw no U22004_A(GA)A0-202_A)



Proposed Drawing (drw no U22004_A(GA)A0-202_B)

The proposed change to the development comprises a very minor alteration, which will reduce the quantum and bulk of the development by removing the raised decking. The proposed change will also improve neighbouring amenity and protect privacy by reducing levels of overlooking into the adjacent property through the removal of the raised decking. The amendment will reduce the bottom level of the glazing by 1.3m to meet the existing ground floor level.

It is considered that the amendment will have a neutral impact on the form of the approved development and is a very minor change, which does not impact on the existing permission, therefore acceptable under a non-material amendment.

The second amendment is proposed to change the orientation of the garage door on the front elevation, so that it opens differently. Considering that the site is within the South Hill Park Conservation Area, guidance has been reviewed and it is stated in the area appraisal that in terms of materiality, features should only be replaced to enhance the appearance of the building, and if replaced suitable copies are encouraged. The proposed door retains the same materiality, colour and window articulation as the existing door, and retains the traditional appearance of the garage door, in-keeping with the building. The amendment will not adversely impact the character of the conservation area, simply changing the orientation of the door so that it is opened in a different way. It is therefore considered that this proposal is acceptable under a non-material amendment application.



Approved Drawing (drw no U22004-A(GA)A0-201)

Proposed Drawing (drw no U22004-A(GA)A0-201_A)

The amendments seek to substitute four approved plans set out in the decision notice at condition 2 of the approved permission. The following plans are proposed for substitution:

- Proposed Rear Elevation – U22004_A(GA)A0-202_A substituted for **U22004_A(GA)A0-202_B**
- Proposed South-East Elevation – U22004_A(GA)A0-203 substituted for **U22004_A(GA)A0-203_A**
- Proposed North-West Elevation – U22004_A(GA)A0-204_A substituted for **U22004_A(GA)A0-204_B**
- Proposed Front Elevation – U22004-A(GA)A0-201 substituted for **U22004-A(GA)A0-201_A**

It is considered that the revisions outlined above can be dealt with under section 96a non-material amendment because they can still be considered within the existing/ approved description of development, do not warrant reassessment against planning policy, and do not represent a material change compared to the previous approved plans.

Submission Package

In addition to this cover letter, the following have been submitted in support of this application.

- Application Form
- Site Location Plan
- Proposed Drawings
- Payment of £34 application fee

We trust that the above and enclosed is sufficient to validate this Non-material Amendment application and look forward to receiving confirmation in due course. Should you require anything further in relation to this application, please do not hesitate to contact myself.

Yours sincerely,

Lewis Wrench

Lewis Wrench

Planner MRTPI

Planning Potential

London

Enc.