

Application ref: 2023/2685/P
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Date: 27 July 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**69 Avenue Road
London
Camden
NW8 6HP**

Proposal: Alterations to omit a side elevation window, include additional rooflights and lift overrun and reduce basement as a non-material amendment to planning permission ref. 2020/2330/P (dated 15/09/2021) for Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and lightwell and associated works.

Drawing Nos:

Superseded: 18030-P009, 18030-P090, 18030-P100- A, 18030-P110, 18030-P120, 18030-P130, 18030-P300, 18030-P301, 18030-P302, 18030-P303

Revised: 18030-P009-A, 18030-P090-A, 18030-P100 Rev B, 18030-P110-A, 18030-P120-A, 18030-P130-A, 18030-P300-A, 18030-P301-A, 18030-P302-A, 18030-P303-A; Structural technical note prepared by MBP dated 22nd June 2023; NMA application document prepared by KSR dated June 2023

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.3 of planning permission 2020/2330/P dated 15/09/2021 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- 18030-X100, 18030-X110, 18030-X120, 18030-X130, 18030-X200, 18030-X300, 18030-X301, 18030-X302, 18030-X303, 18030-P001, 18030-P009-A, 18030-P090-A, 18030-P110-A, 18030-P120-A, 18030-P130-A, 18030-P200, 18030-P300-A, 18030-P301-A, 18030-P302-A, 18030-P303-A, 18030-P100- B, 18030-P201-A, 18030-P202-A, 18030-P203-A

Cover Letter, Design and Access Statement, Arboricultural Impact Assessment by Landmark Trees dated 28/02/2020, Energy & Sustainability Statement by XCO2 dated March 2020, Heritage Significance and Impact Assessment by Heritage Information dated Jan 2020, Plant Noise Impact Assessment by NSL dated 28/02/2020, Planning Statement, Basement Impact and Ground Movement Assessment Report by GEA dated Nov 2020, Basement Impact Assessment - Structural Methodology by Croft Structural Engineers dated 27/11/2020, Surface Water Flow and Flood Risk Assessment by Water Environmental Ltd dated Dec 2020, Basement Impact Assessment Audit by Campbell Reith dated March 2021; Structural technical note prepared by MBP dated 22nd June 2023; NMA application document prepared by KSR dated June 2023

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

Informative(s):

1 Reason for granting approval-

The alterations involve a reduction to the basement footprint which is supported by a technical note prepared by the structural engineers who maintain that the Basement Impact Assessment associated with the original planning application remains valid given that the proposed basement is no deeper than the consented scheme and will be built by the same technique proposed in the planning application. Campbell Reith have reviewed the technical note and revised plans and have confirmed this to be the case.

The installation of an internal lift involves a lift overrun which would appear as a projection at main level. This would be relatively small and set back from the front elevation so that it would not be visible from ground level. A section drawing has been provided to demonstrate this will be the case.

Two walk-on rooflights are proposed on the terrace at garden level to provide light to the basement floor below. These would be sited close to the house and not impact on the garden setting.

A number of new rooflights are proposed on the main roof and side extension roof which would be entirely imperceptible from anywhere.

A small side elevation window would be omitted that is not integral to the character of the façade.

All proposed alterations are considered to be discreet and the character and appearance of the new building would be maintained.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2020/2330/P (dated 15/09/2021). 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 15/09/2021 under reference number 2020/2330/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 printed name and title.

Daniel Pope
Chief Planning Officer

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