

Application ref: 2023/1521/P
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Date: 31 August 2023

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Sanford Group Limited
Unit 2
Kangley Business Centre
Kangley Bridge Road
London
SE26 5AQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
2nd Floor Flat
128 Regent's Park Road
London
NW1 8XL

Proposal: Amendment to planning permission 2021/6066/P (dated 27/10/2022) for the 'Installation of a sash window with 8.8mm exterior glazing, 6mm spacer and 4mm interior glazing', namely for amendments to the window details.

Drawing Nos: Superseded Plans: E104-Rev A
Amended Plans: EPD-01-2

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 2 of planning permission 2021/6066/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be carried out in accordance with the following approved plans- E103 - REV A; E104 - REV A; Amended Plans: EPD-01-2; Superseded Plans: E104-Rev A

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

Informative(s):

1 Reason for granting approval:

The proposal is for the amendment to planning permission 2021/6066/P (dated 27/10/2022) for the 'Installation of a sash window with 8.8mm exterior glazing, 6mm spacer and 4mm interior glazing'. In the context of the original scheme, the proposed alterations involving the replacement of 3x timber sash windows with matching double glazed fittings, is considered to represent a minor alteration that is not materially different to the approved plans. The replacement windows would preserve the character and appearance of the host building and the wider Primrose Hill Conservation Area. As such, the amendments do not raise any new issues or alter the substance of the approved scheme, and can therefore be treated as non-material and considered to be acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The full impact of the proposed development has already been assessed by virtue of the original approval 2021/6066/P, granted on 27/10/2022. The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

One comment from the Primrose Hill CAAC was received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 27/10/2022 under reference number 2021/6066/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 and title.

Daniel Pope
Chief Planning Officer

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