

Application ref: 2023/2900/P
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Date: 12 September 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:
22 Tanza Road
London
Camden
NW3 2UB

Proposal: Non-material amendment pursuant to planning permission 2022/5633/P dated 02/05/2023 (for: Replacement of existing rear verandah and terrace by new single storey rear extension; installation of new rear dormer to roof and new replacement double-glazed windows). Changes include: alterations to the rear glazing of the single-storey extension to extend glazing to floor level and alteration to garage door.

Drawing Nos: Cover Letter (dated 14/07/2023); Location Plan; A(GA)A0-201 REVA; A(GA)A0-202 REVB; A(GA)A0-203 REVA; A(GA)A0-204 REVB.

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 2022/5633/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; A(91)A0-001; A(91)E1-002; A(GA)E1-099; A(GA)E1-100; A(GA)E1-101; A(GA)E1-102; A(GA)E1-103; A(GA)E1-301; A(GA)E1-302;

A(GA)E1-303; A(GA)E1-201; A(GA)E1-202; A(GA)E1-203; A(GA)E1-204;
A(91)A0-002; A(GA)A0-099; A(GA)A0-100; A(GA)A0-101; A(GA)A0-102;
A(GA)A0-103; A(GA)A0-301; A(GA)A0-302 REVA; A(GA)A0-303; A(GA)A0-201
REVA; A(GA)A0-202 REVB; A(GA)A0-203 REVA; A(GA)A0-204 REVB; A(3D)A0-
501; A(3D)A0-502; A(3D)A0-503; A(3D)A0-504; A(3D)A0-505; A(3D)A0-506;
A(3D)A0-507; A(3D)A0-508; A(3D)A0-509; A(3D)A0-510; A(3D)A0-511; A(3D)A0-
512; A(3D)A0-513; A(3D)A0-514; A(3D)A0-515; A(3D)A0-516; A(3D)A0-517;
A(3D)A0-518; 3D)A0-519; A(3D)A0-550; A(3D)A0-551; A(3D)A0-552; U22004-
A(GA)A0-701; Arboricultural Implications Report by SJA Trees dated August 2021;
118689-100/IM/SMM; AEG0228_NW3_TanzaRoad_01; Bauder XF301 General
Maintenance and Bauder XF301 Sedum Blanket Solution.

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

Informative(s):

1 Reasons for granting approval:

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, Part 2 of the Town and Country Planning Act 1990 (as amended) states that 'in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted'.

The proposed changes include removing the raised decking and lowering the glazing to the rear elevation, both of which were approved as part of the application to replace the rear veranda with a single storey extension. The glazing would be extended to the bottom of ground floor level and the decked area to the rear would be removed. The top of the glazing would be lowered slightly, so the glazed area would not substantially change in size, though it would be slightly taller. The material of the windows would not change and the glazing bars would be similar in appearance to the approved design. It is considered that the amendment would not have any significant impact on the appearance of the property or the amenity of neighbours or occupiers.

An additional proposed change is to alter the garage door to the front elevation. This would replace the existing doors with replacements of the same materiality, colour, and window articulation, but with a different opening mechanism. The new doors would open in three parts, rather than two, as approved. The revised design of the doors would match the style of the area and so would be considered not to harm the character and appearance of the conservation area. It is considered that the amendment would not have any significant impact on the appearance of the property or the amenity of neighbours or occupiers.

The full impact of the scheme has already been assessed by the virtue of the previous approval granted on 02/05/2023 under reference 2023/5633/P. In the context of the permitted scheme it is considered that the amendments 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/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 02/05/2023 under reference number 2023/5633/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 written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer

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