

Application ref: 2023/3404/P
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Date: 19 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:

Flat 1
117 Canfield Gardens
London
NW6 3DY

Proposal: Non-material amendment to planning permission 2020/3945/P dated 01/12/2021 for 'Erection of two storey rear extension incorporating basement floor following demolition of existing extension' approved; namely: insertion of walk-on rooflight to terrace; lowering of window on west elevation, reduction of glazing / louvres on south and east elevation (windows / glazing replaced with brickwork); replacement of concrete with brickwork to lower part of south elevation and increase in separation (0.04m) between louvres on south elevation; and insertion of window to basement room's south elevation.

Drawing Nos: Revised drawings: 2; 3A; 4A; 5A; 6A; 7A; 8A; 9A; 10A; 11A; 12; 13A

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 2020/3945/P 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:

Existing drawings: 1; 2; 3; 4; 5; 6;

Proposed drawings: 2; 3A; 4A; 5A; 6A; 7A; 8A; 9A; 10A; 11A; 12; 13A

Structural Method Statement prepared by Constant dated 19/08/2020; Site location plan; Design and Access Statement; Basement Impact Assessment prepared by H Fraser Consulting dated 04/12/2020; Arboricultural Tree Protection Method Statement prepared by Andrew Day Arboricultural Consultancy dated 23rd October 2020; Tree Protection Plan

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

Informative(s):

1 Reason for granting permission

The proposed changes to the elevations involving the reduction of glazing / louvres to the south and east elevation and the replacement of these area of glazing with brickwork would alter the appearance of the proposed two storey rear extension. Nevertheless these changes are relatively minor in terms of the overall proposal and are therefore considered non-material. That is to say, the dimensions and bulk of the two storey extension (incorporating basement) remain unchanged, many of the main elements of the design are unchanged (raised terrace / canopy / green roof etc.) and the material palette is largely the same as previously approved. Those elevational changes that are proposed would be in keeping with the existing host property and the extension would still have a contemporary form and design. The additional window to the south elevation, the lowering of the window on the west elevation by 0.37m and the 0.4m increase in the separation of the louvres would have minimal impact on neighbouring amenity and are considered non-material in comparison to the overall development.

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of a two storey rear extension including basement.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its overall appearance, impact on streetscene or impact on neighbour amenities. 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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 01/12/2021 under reference number 2020/3945/P and is bound by all the conditions and obligations 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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