

Application ref: 2023/3366/P
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Date: 27 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:
71 Arlington Road
London
NW1 7ES

Proposal: Non-material amendment to planning permission ref: 2022/2813/P dated 22 February 2023 for: "Erection of a single storey rear extension at lower ground floor level; alterations to rear windows and doors," namely to erect a second rooflight to the granted single storey rear extension at lower ground floor level.

Drawing Nos: Superseded: PL20 099; PL20 100
Revised: PL20 099 Rev A; PL20 100 Rev A

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 2022/2813/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:

(Prefix: PL00_) 001, 010, 099, 100, 101, 102, 200, 300, 301

(Prefix: PL20_) 010, 099 Rev A dated 08.08.2023, 100 Rev A dated 08.08.2023, 101, 102, 200 RevA, 300, 301

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

Informative(s):

1 Reasons for granting permission:

Planning permission was granted on 22 February 2023 ref: 2022/2813/P for the erection of a single storey rear extension at lower ground floor level; alterations to rear windows and doors.

The amendment being sought seeks to add an additional rooflight to the granted single storey rear extension at lower ground floor level, equating to a total of two (2) rooflights.

The additional rooflight is located at the rear of the host building and is not visible in the public realm. It is considered that the proposal would not cause undue harm to the character and appearance of the host building or the wider area, including the Camden Town Conservation Area.

Neither is it considered that the proposal would cause undue harm to the amenities of nearby residential properties due to the nature of the works.

It is therefore considered that the proposed development would result in substantially the same development as, and can be considered as a non-material amendment to, the approved scheme ref 2022/2813/P. It is considered reasonable and appropriate in the circumstances and will have no adverse material effect, in terms of land use, design and bulk, to the approved scheme, and also in terms of its impact on the surrounding streetscene and neighbourhood amenity.

- 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 22 February 2023 under reference number 2022/2813/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 light blue rectangular background.

Daniel Pope

Chief Planning Officer

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