

Application ref: 2023/2769/P
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Date: 5 December 2023

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Brandon Schubert Ltd
42 Albert Street
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NW1 7NU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Flat C

33 Downside Crescent

London

NW3 2AN

Proposal: Non-material amendment to planning permission ref: 2021/2840/P, dated 05/05/2022, for; 'Erection of full-width, single storey rear extension in connection with the conversion of 2 residential units at ground floor level into a single 3-bed residential unit, including alterations at the front to provide a hipped roof above a bay window, boundary railings and tiled entrance path'. Changes include; installation of 4 smaller French doors instead of 2 larger units; internal alterations; re-positioning of rooflights; and alteration to as-built size of extension.

Drawing Nos: Site Location Plan PL01,
Existing: PL02, PL03, PL04, PL05, PL06,
Approved: PL10, PL11, PL12, PL13, PL14.
Proposed: PL10.02, PL11.02, PL12.02, PL13.02
Design an Access Statement

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 2021/2840/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-PL01; PL02; PL03; PL04; PL05; PL06; PL07; PL08; PL09; PL10 (rev 02); PL11 (rev 02); PL12 (rev 02); PL13 (rev 02); PL14 (rev 01); PL15; PL16; Planning and heritage statement by RPS (June 2021); Design and access statement by Brandon Schubert Ltd (June 2021); Photos of proposed casements and path; Response to CAAC objection by Brandon Schubert (October 2021); Daylight/sunlight report by Schroeders Begg (April 2022).

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

Informative(s):

1 Reasons for granting approval:

A non-material amendment is sought for approval of alterations to an as-built scheme. The alterations to the approved scheme are considered very minor in nature and would not impact the outcome of the original decision.

At the ground floor rear elevation, two pairs of timber framed French doors shall be installed as opposed to the larger expanse of patio glazing which had been approved. This is considered acceptable and would be an improvement to the overall thermal performance of the property..

The applicant notes internal alterations which do not require planning permission, however this explains the requirement for re-positioning of approved roof lights. The same number of roof lights are proposed as per the original application. Two of these are in a very similar position, the other one is moved closer to the host property. This is not considered to have any negative impact on design or amenity.

The applicant has also confirmed the as built extension is slightly larger than the design as approved on the drawings. The extension is 89mm longer and 120mm higher. This is considered to be negligible in this instance.

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. 2021/2840/P, dated 05/05/2022. 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/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 05/05/2023 under reference number 2021/2840/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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