

5 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir / Madam,

69 Avenue Road, London, NW8 6HP - Non-Material Amendment to Permission 2020/2330/P

On behalf of our client, Ms Huirong Han, we are pleased to enclose an application that seeks a non-material amendment for alterations to planning permission 2020/2330/P (as amended by ref. 2023/2685/P dated 27/07/2023, ref. 2023/3904/P dated 06/10/2023, and ref. 2023/4387/P dated 01/11/2023).

In addition to this covering letter, the submission comprises the following documents:

- Application form signed and dated;
- Relevant approved drawings, including:
 - Proposed Ground Floor Plan (ref. 18030-P100-C);
 - Proposed First Floor Plan (ref. 18030-P110-C);
 - Proposed Second Floor Plan (ref. 18030-P120-C);
 - Proposed Roof Plan (ref. 18030-P130-C);
 - Proposed Front Elevation (ref. 18030-P300-A);
 - Proposed Rear Elevation (ref. 18030-P301-A);
 - Proposed Side Elevation (ref. 18030-P302-A);
 - Proposed Side Elevation (ref. 18030-P303-A);
- Relevant proposed drawings, including:
 - Proposed Ground Floor Plan (ref. 18030-P100-D);
 - Proposed First Floor Plan (ref. 18030-P110-D);
 - Proposed Second Floor Plan (ref. 18030-P120-D);
 - Proposed Roof Plan (ref. 18030-P130-D);
 - Proposed Front Elevation (ref. 18030-P300-B);
 - Proposed Rear Elevation (ref. 18030-P301-B);

- Proposed Side Elevation (ref. 18030-P302-B);
- Proposed Side Elevation (ref. 18030-P303-B); and
- Non-Material Amendment Summary Document, prepared by KSR Architects.

Background

On 15 September 2021, full planning permission was granted for the following works:

“Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two-storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and small lightwell and associated works”.

LPA ref. 2020/2330/P

On 27 July 2023, 9 October 2023, and 1 November 2023, non-material amendments were granted to the above full planning permission, which included non-material alterations to the replacement façade / elevations, roof plan, and internal layouts (LPA refs. 2023/2685/P, 2023/3904/P, and 2023/4387/P).

Procedural Context

Section 96a of the Town and Country Planning Act states that:

- 1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- 2) 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.
- 3) The power conferred by subsection 1) includes power—
 - a) To impose new conditions;
 - b) To remove or alter existing conditions.

The National Planning Policy Guidance confirms that there is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme.

As such, it is clear that there is no standard definition as to what comprises a non-material amendment. It must be considered on an individual case-by-case basis at the discretion of the local planning authority.

Proposed Amendments

The proposed amendments to the consented scheme, which includes only to keep the retained front façade, are presented within the supporting documents and drawings prepared by KSR Architects.

This includes the following:

- 1) Change to railing to main entrance steps;

- 2) Door to glass link omitted from front elevation;
- 3) Garage door shifted towards left hand side;
- 4) Parapet and roof adjusted to allow for increased thermal insulation and waterproofing detail;
- 5) New railing to the Second floor terrace for safe maintenance access;
- 6) New steps into the rear garden;
- 7) Rainwater to be replaced & foul water pipes to be omitted;
- 8) Change to fanlight above side entrance door;
- 9) Change to window position on side elevation to align with other existing windows; and
- 10) Change to large side window above glass link to align with other existing windows.

The proposed amendments require the following drawings to be replaced:

Drawing Title	Approved Drawing Reference	Proposed Replacement Drawing Reference
Proposed Ground Floor Plan	18030-P100-C	18030-P100-D
Proposed First Floor Plan	18030-P110-C	18030-P110-D
Proposed Second Floor Plan	18030-P120-C	18030-P120-D
Proposed Roof Plan	18030-P130-C	18030-P130-D
Proposed Front Elevation	18030-P300-A	18030-P300-B
Proposed Rear Elevation	18030-P301-A	18030-P301-B
Proposed Side Elevation	18030-P302-A	18030-P302-B
Proposed Side Elevation	18030-P303-A	18030-P303-B

Assessment

The principle of the development has already been established by virtue of the approved scheme.

This application proposes minor adjustments, as set out above, which do not increase the footprint of the approved scheme. The amendments constitute minor alterations, which are necessary to improve the quality of living space and safety.

The design of each alteration will not harm the architectural character of the host building or the character and appearance of the surrounding area.

With consideration to the procedural context, the proposed amendments are not material in nature and would not 'tip the balance' in the decision-making process. It is, therefore, appropriate for officers to consider the amendments under Section 96a of the 1990 Act.



Conclusions

We look forward to receiving confirmation in writing that the application has been validated and that the proposed non-material amendments are considered acceptable. Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Ross Williamson

Principal Planner