

Application ref: 2023/4487/P  
Contact: Ewan Campbell  
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Date: 1 December 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Trio Homes  
36 Gloucester Avenue  
Vineyards Business Centre  
London  
NW1 7BB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Flat 2**  
**10 Strathray Gardens**  
**London**  
**NW3 4NY**

Proposal: Non-material amendment for planning permission 2021/6065/P dated 12/04/2022 for 'Erection of single storey side/ rear extension at lower ground level, including replacement of windows and doors to front and rear.' CHANGES include altering approved extension windows, introducing a new window on extension and altering rear and front windows on property

Drawing Nos: Superseded Drawings: P-01 REV B; P-02 REV B; P03 REV B; P04 REV B

Proposed Plans: P-01 REV D; P-02 REV D; P03 REV D; P04 REV D and W-02 REV F

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 2021/6065/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- EX-001 (Location Plan); EX-01; EX-002; EX-02; EX-03; EX-04; P-01 REV D; P-02 REV D; P03 REV D; P04 REV D, W-02 REV F,

Arboricultural Report, Tree Constraints Plan & Impact Assessment, Tree impact plan

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would alter the approved extensions windows and add an additional window to the rear and change some internal windows along the side. One of the windows which was approved to be altered to a door has now been reverted back to a window on the front elevation at lower ground level and an approved door has now been reverted back to a window. These aspects were part of the previous permission and therefore can be considered under this NMA. Overall the changes are considered minor and do not impact the dimensions of the building or extensions. The external appearance is changing only very slightly with very limited public visibility. Overall the changes are considered non material and acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 14/12/2022 under reference 2022/4103/P. 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 impact on neighbours. 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 12/04/2022 under reference 2021/6065/P and is bound by all the conditions attached to that permission.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer

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