

Application ref: 2023/4843/P  
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Date: 12 December 2023

**Development Management**  
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45 Welbeck Street  
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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:  
**69 Avenue Road**  
**London**  
**Camden**  
**NW8 6HP**

Proposal: Alterations to fenestration on all elevations, installation of railings to entrance and steps into rear garden and increased main roof and parapet heights, all as a non-material amendment to planning permission ref. 2020/2330/P dated 15/09/2021 (as amended by 2023/2685/P dated 27/07/2023 and ref. 2023/4387/P dated 01/11/2023) for 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 lightwell and associated works.

Drawing Nos: Superseded: 18030-P100-C; 18030-P110-C; 18030-P120-C; 18030-P130-C; 18030-P300-A; 18030-P301-A; 18030-P302-A; 18030-P303-A

Revised: 18030-P100-D; 18030-P110-D; 18030-P120-D; 18030-P130-D; 18030-P300-B; 18030-P301-B; 18030-P302-B; 18030-P303-B

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 2020/2330/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- 18030-X100, 18030-X110, 18030-X120, 18030-X130, 18030-X200, 18030-X300, 18030-X301, 18030-X302, 18030-X303, 18030-P001-C; 18030-P090-C; 18030-P009-A; 18030-P200; 18030-P201-A; 18030-P202-A; 18030-P203-A; 18030-P100-D; 18030-P110-D; 18030-P120-D; 18030-P130-D; 18030-P300-B; 18030-P301-B; 18030-P302-B; 18030-P303-B

Cover Letter, Design and Access Statement, Arboricultural Impact Assessment by Landmark Trees dated 28/02/2020, Energy & Sustainability Statement by XCO2 dated March 2020, Heritage Significance and Impact Assessment by Heritage Information dated Jan 2020, Plant Noise Impact Assessment by NSL dated 28/02/2020, Planning Statement, Basement Impact and Ground Movement Assessment Report by GEA dated Nov 2020, Basement Impact Assessment - Structural Methodology by Croft Structural Engineers dated 27/11/2020, Surface Water Flow and Flood Risk Assessment by Water Environmental Ltd dated Dec 2020, Basement Impact Assessment Audit by Campbell Reith dated March 2021; Structural technical note prepared by MBP dated 22nd June 2023; NMA application document prepared by KSR dated June 2023

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

For the purposes of this decision, an additional condition shall be added to planning permission 2020/2330/P.

### ADDITIONAL CONDITION 13

The flat roof at second floor level to the rear shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

##### 1 Reason for granting approval-

The alterations comprise numerous minor changes to the fenestration, all of which would be in-keeping with the architectural character of the approved building. The main roof and parapet heights would be slightly increased to allow for additional thermal insulation. Railings would be added to the main entrance steps and an extra set of steps would be added to the ground floor terrace to facilitate garden access.

A new railing would be added along the perimeter of the flat roof at second floor level to allow for safe maintenance access. This would not convert this area into a terrace as there are no doors providing ease of access and an additional condition

(Condition 13) shall ensure this area is used for maintenance purposes only.

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. 2020/2330/P (dated 15/09/2021). 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 set out in the description and shall only be read in the context of the substantive permission ref. 2020/2330/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 of the signatory.

Daniel Pope  
Chief Planning Officer

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