

Application ref: 2023/5320/P
Contact: Alex Kresovic
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Date: 28 December 2023

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EYKING LTD
9 Charleville Mansions
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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:
38 Platt's Lane
London
NW3 7NT

Proposal: Non-material amendment to planning permission ref: 2023/3385/P dated 5 December 2023 for: "Ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house including new dormers, erection of a balcony on the rear of the second floor, removal of the back chimney stack, enlargement of the top west façade dormer, addition of rooflights, replacement of the existing garage, and replacement of the existing front fence and gates", namely to amend the wording of condition 3 (hard and soft landscaping).

Drawing Nos: Cover Letter, CD_004 dated 21-11-2023, CD_005, CD_006, CD_007, CD_008, CD_014 dated 21-11-2023, CD_017_A dated 21-11-2023, CD_018_A dated 21-11-2023.

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 2023/3385/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

Prior to the start of the work on the fence, gate, front- and rear garden, a detailed landscaping plan, with sufficient details of hard and soft landscaping (this includes hedges on the side and rear boundary) and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including

grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies BGI 1 i, BGI 1 iii and BGI 1 v of the Redington Frognaal Neighbourhood Plan 2021.

Informative(s):

1 Reasons for granting permission:

Planning permission was granted on 5 December 2023 ref: 2023/3385/P for the ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house including new dormers, erection of a balcony on the rear of the second floor, removal of the back chimney stack, enlargement of the top west façade dormer, addition of rooflights, replacement of the existing garage, and replacement of the existing front fence and gates,

The amendment to the wording of condition 4 will enable flexibility in the submission of the full details of the hard and soft landscaping which would allow for the commencement of development to begin prior to the submission of details.

It is therefore considered that the proposed development will result in the substantially the same development and can be considered as a non-material amendment to the approved scheme ref 2023/0869/P. It is considered reasonable and appropriate in the circumstance and will have no adverse material effect in terms of landuse, design and bulk of the approved scheme and impact on surrounding streetscene and neighbourhood amenity.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 5 December 2023 under reference number 2023/3385/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 the National Planning Policy Framework.

Yours faithfully



Daniel Pope
Chief Planning Officer

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