

Application ref: 2023/3836/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Email: [Leela.Muthoora@camden.gov.uk](mailto:Leela.Muthoora@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Tom Wheaton  
28 Southfields Rd  
London  
SW18 1QL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**5 - 7 Adamson Road  
London  
NW3 3HX**

Proposal: Amendment to omit reference to 'create a shared access core' from the development description of planning permission 2022/0706/P dated 26/07/2023 for 'Extensions and alterations at lower ground, first floor and roof level including replacement mansard roof, installation of balconies/ terraces and alterations to fenestration to enable the reconfiguration of the residential units and create a shared access core resulting in a reduction from 19 units to 16 units with associated refuse and cycle storage and the erection of a front boundary treatment'.

Drawing Nos:

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, the development description of planning permission ref. 2022/0706/P dated 26/07/2023 shall be replaced with the following description:

#### **REPLACEMENT DEVELOPMENT DESCRIPTION:**

'Extensions and alterations at lower ground, first floor and roof level including

replacement mansard roof, installation of balconies/ terraces and alterations to fenestration to enable the reconfiguration of the residential units resulting in a reduction from 19 units to 16 units with associated refuse and cycle storage and the erection of a front boundary treatment'.

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

Informative(s):

1 Reason for granting approval-

The application site consists of numbers 5 and 7 Adamson Road which form a pair of semi-detached five-storey villas at lower ground floor, three upper floors, and attic level. The pair are not connected internally at present. The existing use of the site is residential, with nine flats in 5 Adamson Road and ten flats in 7 Adamson Road.

The current application seeks to amend the development description for a recently approved application (ref. 2022/0706/P granted subject to a Section 106 Legal Agreement on 26 July 2023). The original application granted permission for extensions and alterations to enable the reconfiguration of the residential units. The original description of development included a shared access core, which is no longer proposed.

As the description of development cannot be altered under a Section 73 application, a non-material amendment is required under Section 96a to enable a Section 73 application to vary Condition 2 and submit revised drawings showing the proposed internal layout.

The full impact of the scheme has already been assessed by the previous permission reference 2022/0706/P. The removal of reference to the shared access core would not alter the material impact in the context of the overall scheme, in terms of the number of residential units and quality of accommodation and is acceptable as non-material alteration. The new layout and location of the units will be assessed under the Section 73 application.

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 reference 2022/0706/P granted on 26/07/2023 and is bound by all the conditions and obligations 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 at the top left of the page.

Daniel Pope  
Chief Planning Officer

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