

Application ref: 2023/5355/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 6 February 2024

**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)

MBA Planning  
93 Hampton Road  
London  
TW12 1JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**49 Willow Road**  
**London**  
**NW3 1TS**

Proposal:

Non-material amendment for planning permission 2021/3607/P dated 23/12/2021 for new single storey infill rear extension and amalgamation of permissions refs 2019/1812/P, 2020/2519/P, 2020/3203/P, 2020/3681/P (for change of use of ground floor and basement levels from former pottery studio to children theatre at basement level and ancillary bookshop, café and workshop at ground level, with flue extract in existing chimney breast; replacement of existing mansard extension and front roof terrace, replacement of windows on side elevation; demolition of existing rear extensions and erection of a part one, two and three storey rear extension; basement extension). CHANGES include changes to railings for the first floor roof terrace and installaton of CCTV system.

Drawing Nos:

21004-NMA-300, Railing design document, Cover Letter (13/12/2023), CCTV datasheet (DS-2CD2146G2-I(SU))

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 2021/3607/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- P3-PL-00-010; P4-PL-120; P4-PL-100 Rev A; P4-PL-

101 Rev A; P4-PL102 Rev A; P4-PL-103 Rev A; 21004-NMA-300; P4-PL-301 Rev A Front elevations; P4-PL-301 Rev A South east elevation; P4-PL-303 Rev A; P4-PL-304 Rev A; Pitchbook; Planning statement by Michael Burroughs Associates dated 24/08/2021; Noise Impact Assessment by 24 Acoustic dated 1st May 2019, R7865-1 Rev1; Odour Appraisal 28 March 2019; TREEREC Tree Statement July 2021; TREETEC letter dated 16th October 2021; Trial pits plan; Email agent to confirm various details dated 01/10/2021; PK & Partners engineers appointment letter dated 11 October 2021; Paul Crosbie at Plann Limited letter dated 7th July 2021; Fire safety summary statement dated 14th July 2021; Cabinet & twin fans - ari vent technology Unicalss L7534; Archaeological desk based assessment September 2020 by MOLA; Accessibility report by Beak and Claw LTD 2 Letter from PK & Partners dated 11 August 2021 - BIA addendum; Ground investigation and basement impact assessment report dated March 2021 Ref J20023; 2136-101 Rev E; Structural inspection report dated 8th January 2021 by PK & Partners.Railing design document, Cover Letter (13/12/2023), CCTV datasheet (DS-2CD2146G2-I(SU))

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 change the railings for the first floor terrace to a more decorative design and introduce a CCTV system at the doorway.

The change in railing design is not considered to make any material difference to the scheme given their location and the fact they are only for the first floor terrace. The material and colour remain the same and therefore this change is considered non-material.

The CCTV system includes a mounted camera, a wall fitted sounder, and small external light. All of these elements are small and do not alter the character of the doorway they are located near nor the development as a whole. The camera is small and will not survey the whole street, rather only those who enter and exist the access door. Therefore the change is considered non-material in the context of the overall scheme.

The alterations are considered minor and will not alter the overall dimensions of the scheme, this would not impact the character of the building or extension. It would not have any material impact on the character and appearance of the host property.

Due to the scale and scope of the amendments, they would not have any material impact on the residential amenity to neighbouring residents.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 23/12/2021 for planning ref 2021/3607/P.

In the context of the permitted scheme, it is considered that the amendments 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.

- 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 23/12/2021 for planning ref 2021/3607/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 2023.

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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