

Application ref: 2023/5392/P  
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Date: 5 February 2024

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TFF Architect Ltd  
Quadrant House  
250 Kennington Lane  
London  
SE11 5RD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**25 Oakhill Avenue**  
**London**  
**NW3 7RD**

Proposal: Non-material amendment to planning permission 2022/4672/P dated 12/07/2023 for 'Amalgamation of two self-contained flats into single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations', changes to rear external staircase, changes to lower ground floor rear fenestration, and reduction in height to portion of rear extension.

Drawing Nos: Superseded: (Prefix 253) 041 Rev P2, 049 Rev P2, 050 Rev P3, 054 Rev P2, 061 Rev P3, 062 Rev P3, 063 Rev P2, 070 Rev P3, 071 Rev P3, 072 Rev P3, 073 Rev P3, 074 Rev P3

Proposed: (Prefix 253) 041 Rev P3, 049 Rev P3, 050 Rev P4, 054 Rev P4, 061 Rev P4, 062 Rev P4, 063 Rev P3, 070 Rev P4, 071 Rev P4, 072 Rev P4, 073 Rev P4, 074 Rev P4

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 2 of Planning Permission 2022/4672/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:

Existing: (Prefix 253) 001, 002, 010, 011, 012, 013, 014, 020, 021, 022, 023, 030, 031, 032, 033, 034, 035, 100, 101, 102, 103, 104, 105, 106, 120, 121, 122, 123

Proposed: (Prefix 253) 041 Rev P3, 049 Rev P3, 050 Rev P4, 051 Rev P3, 052 Rev P3, 053 Rev P2, 054 Rev P4, 060 Rev P2, 061 Rev P4, 062 Rev P4, 063 Rev P3, 070 Rev P4, 071 Rev P4, 072 Rev P4, 073 Rev P4, 074 Rev P4, 080 Rev P2, 081 Rev P3, 082 Rev P2, 083, 084, 091, 092, 093, 095 Rev P3, 096 Rev P2, 110 Rev P3, 111 Rev P3, 112 Rev P3, 113 Rev P3, 114 Rev P3, 115 Rev P3, MBP/8536/100 Rev P2, MBP/8536/101 Rev P2, MBP/8536/102 Rev P2, MBP/8536/103 Rev P2, MBP/8536/104 Rev P2, MBP/8536/105 Rev P2, MBP/8536/200 Rev P2, MBP/8536/210 Rev P2, MBP/8536/211 Rev P2

Supporting Documents: Covering Letter, Design & Access Statement (March 2023), Noise Impact Assessment, Structural Engineer's Specification (March 2023), Structural Engineer's Construction Method Statement for Planning (March 2023), Structural Engineer's Desk Study Report (March 2023), Structural Engineer's Calculations for Planning, Overheating Report, Energy Statement, Campbell Reith Basement Impact Assessment Audit (May 2023)

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

### Informative(s):

#### 1 Reason for granting approval:

The proposed amendments to the approved scheme include removal of internal plant from underneath the rear steps/lightwell, introduction of glazing at lower ground floor level, reduction of width of external steps at rear, and reduction in height of extension wall and glazed roof adjacent to host building. The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building or proposed alterations. They would not have any material impact on the character and appearance of the host property or the wider Conservation Area.

A consented rooflight along the side (east) roof slope of the existing building is proposed to be relocated to the rear roof slope, maintaining the same dimensions and design. However, it would require separate listed building consent and would not form part of the assessment of this application. An informative has been attached to the decision notice advising the applicant of this.

The changes would not have any material impact on the amenity of neighbouring occupiers, including noise, overlooking, or impacts on sunlight/daylight.

The full impact of the scheme has already been assessed by virtue of the previous

approval granted on 12/07/2023 under ref. 2022/4672/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 non-material variation of the approved scheme.

- 2 You are advised that this decision related 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 12/07/2023 under ref. 2022/4672/P and is bound by all the conditions attached to that permission.
- 3 You are advised that the proposed relocation of the rooflight on the main host building roof shown on the approved plans do not benefit from planning permission and require listed building consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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



Daniel Pope  
Chief Planning Officer

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