

Application ref: 2024/0385/P
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Date: 14 February 2024

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Emma Bodie
85 Herne Hill Road
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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:
53 Burghley Road
London
NW5 1UH

Proposal: Non-material amendment to planning permission ref. 2023/3561/P dated 25/10/2023 (for: Erection of single storey infill rear extension and new fenestration at rear ground floor), namely alterations to rear fenestration on approved extension

Drawing Nos: Superseded drawings:
22010-703, 22010-704

Proposed Drawings:
Site Location Plan 22010-700, 22010-701, 22010-702, 22010-703 rev A,
22010-704 rev A, Planning Statement

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.2 of planning permission 2023/3561/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:

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

Informative(s):

1 Reason for granting approval:

This non-material amendment application seeks alterations to the fenestration on the single storey rear extension approved under ref. 2023/3561/P. Originally, timber sliding windows with a concrete cill were proposed and approved on the rear elevation of the extension, however this has now been revised to new timber framed sliding doors. This is considered to be a minor alteration that would not materially impact on the appearance of the property and the approved extension and the use of timber frames in the location is supported.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 25/10/2023 under ref 2023/3561/P. 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 25/10/2023 under reference number 2023/3561/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



Daniel Pope
Chief Planning Officer