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Mr D Zuk
Regeneration and Planning
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

20 February 2024
OUR REF: 22_10ts_NMA

Dear Mr Zuk

10 THANET STREET LONDON WC1H 9QL
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION – 2023/2757/P
PLANNING APPRAISAL

Introduction / Purpose of Application

1. Following the approval of planning application **2023/2757/P**, please find enclosed an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990, on behalf of the applicants Mr R Ambrose and Ms S Gould.
2. The submission is supported by suite of updated plans. The planning fee, calculated as £293.00, has been paid online.

Amendments Sought and Reason for Submission

3. This non-material amendment seeks to amend the original permission **2023/2757/P** which permitted the following development on 23 November 2023.

“Amalgamation of existing 2x flats into single dwellinghouse. Erection of single-storey lower ground floor rear extension. Installation of PV solar panels on main roof. Associated internal and external works.”

4. The non-material amendment application seeks the following alteration to the approved scheme:
 - Repositioning of external stairs and removal of privacy screening.
5. The submitted plans also show a slight alteration to the door opening between the kitchen and living room however this is not external.

6. This amendment has been informed by positive dialogue with neighbouring properties following the approval of **2023/2757/P**, as well as consultation with the Planning Department.
7. As requested by the Council, an accompanying listed building consent has been submitted together with this non-material amendment application to formalise the changes to the approved listed building consent **2023/3578/L**. This will consider the merits of the alterations to the internal layout between the kitchen and living room.

Appraisal

8. Paragraph 002 Reference ID: 17a-002-20140306 of Planning Practice Guidance, states that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.
9. However, there are several considerations which can be assessed to determine whether the changes are non-material or not. These assessments are outlined in the below table:

Does the application site area (red line) differ from the original application?	No - the red line remains the same.
Does the application description differ from the original application?	No – the application description will remain the same.
Does the proposal result in change to external details which would materially alter the appearance of the building?	There will be no change to the external details which would alter the appearance of the building. The alterations amend the external stairs so it is incorporated into the mass of the lower ground floor extension.
Does the amendment significantly increase the size of any part of the development?	No the external stairs no longer project away from the approved lower ground floor extension.
Does the height of the building or structure increase?	No the height and projection of the stairs decreases as a result of the change.

Does the amendment locate any part of the development closer to a neighbour?	No. The external steps remain adjacent to the boundary.
Does the amendment result in a fundamental change in the design of the building?	No – the stairs are incorporated into the approved extension.
Does the amendment change windows or doors in any elevation facing a neighbour which increase overlooking in anyway?	No. The external stairs now reflect the arrangement of the existing stairs on site. There will be no greater impact on privacy than the existing relationship.
Does the amendment result in a greater visual intrusion, loss of light or feeling of enclosure to neighbours?	No. The external stairs now reflect the arrangement of the existing stairs on site. There will be no impact on loss of light or feeling of enclosure compared with the existing relationship.

10. On the basis of the above assessments, it is clear that given the nature of the proposed change to planning permission **2023/2757/P**, this is a non-material amendment in the context of the entire development scheme.

11. It is therefore respectfully requested that the Council approves this non-material amendment. If you require any further information, please do not hesitate to contact me.

Conclusion

12. In view of the above, it is concluded that proposed change to planning permission **2023/2757/P** is a non-material amendment and should therefore be consented.

13. As outlined an accompanying listed building consent has been submitted in conjunction with this application to formalise the amendment from a heritage perspective.

14. I trust that the above is of assistance. Please do not hesitate to contact me if you require any further information.

Yours sincerely



Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING