

Application ref: 2023/5400/P
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Date: 19 February 2024

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SM Planning
80-83 Long Lane
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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:
5 The Grove
London
Camden
N6 6JU

Proposal: Minor alterations to outbuilding including railings at the terrace of the summerhouse and cornering off of south wall as originally approved under planning permission 2021/4146/P.

Drawing Nos: 44/2022/PL 2008 A; 44/2022/PL 2007 A; 44/2022/PL 2002 A; 44/2022/PL 2003 A; 44/2022/PL 2004 A; 44/2022/PL 2005 A; 44/2022/PL 2006 A

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

The development hereby permitted shall be carried out in accordance with the following approved plans-

44/2022/PL 2008 A; 44/2022/PL 2007 A; 44/2022/PL 2002 A; 44/2022/PL 2003 A;
44/2022/PL 2004 A; 44/2022/PL 2005 A; 44/2022/PL 2006 A

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

Informative(s):

- 1 Planning permission was granted on 14th November 2021 ref: 2021/4146/P for the extension to an existing outbuilding, outdoor shower and roof terrace, relocation of a swimming pool, erection of a pergola, associated landscaping, alterations to the terrace and railings on the main dwelling.

The amendment being sought seeks alterations to the approved outbuilding namely to railings at the terrace of the summerhouse and cornering off of the south wall. The cornering of the outbuilding would be constructed with new masonry and coping consented under 2021/4990/L and 2021/4146/P.

The archway on the stairs has been removed and the now overall height of the outbuilding will reduce from 4m to 3.2m. The terrace railing would be extended across the full width of the summer house and would match those consented under application refs: 2021/4990/L and 2021/4146/P.

These alterations would be considered minimal to the overall development and would not significantly alter the outbuilding nor would it detract from the character of the property or conservation area.

It is therefore considered that the proposed development would result in substantially the same development as, and can be considered as a non-material amendment to, the approved scheme ref : 2021/4146/P. It is considered reasonable and appropriate in the circumstances and will have no adverse material effect, in terms of land use, design and bulk, to the approved scheme, and also in terms of its impact on the surrounding street scene and neighbourhood amenity.

- 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 14/11/2021 under reference number 2021/4146/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

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