

Application ref: 2023/4652/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
Date: 21 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

www.camden.gov.uk/planning

Edwards Rensen Architects Ltd
24 Sotheby Road
London
N5 2UR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**47 Murray Mews
London
NW1 9RH**

Proposal: Non material amendment to planning permission ref: 2022/2202/P granted 1 February 2023 for 'Erection of 2nd floor roof extension with front roof terrace and solar panels and installation of an air source heat pump with enclosure in rear garden to the dwelling house'; namely, alterations to the materials, roof edge and glazing bars to the front elevation.

Drawing Nos: Existing drawings: P-L-01; P-E-01; P-E-02; P-E-03; P-E-04; P-E-05; P-E-06.

SUPERSEDED Drawings: P-P-04 revision B (Front Elevation)

Proposed drawings: P-P-01 A; P-P-02 B; P-P-03 A: P-P-04 C: P-P-05 B: P-P-06 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.

For the purposes of this decision, condition no. 2 of planning permission reference 2022/2202/P dated 1 February 2023 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:-

Design Statement Oct 2022; Daylight & Sunlight Assessment 19 May 2022; Noise Impact Assessment Report 17756-NIA-01 (02 August 2022); Environlite Acoustic Enclosure T3-1350; P-L-01; P-E-01; P-E-02; P-E-03; P-E-04; P-E-05; P-E-06; P-P-01 A; P-P-02 B; P-P-03 A; P-P-04 C; P-P-05 B; P-P-06 A.

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

Informative(s):

1 Reason for granting approval-

The applicant seeks to alter the extent of the zinc panels and roof edge and position of glazing bars to the front elevation of the extension. This is due to reasons of costs, practicality and would result in a similar roof edge to the rear elevation. To the front, the pitched roof elements are set back from the existing front façade and parapet which limits visibility from street level. The proposed amendments would have a minimal impact to the overall design of the extension as approved and the changes would still mean the scheme preserves the character and appearance of the Camden Square Conservation Area.

The proposal would result in a minor alteration to the previously consented windows with a reduction to the area of glazing. As a result, the changes would introduce no new impacts on the amenity of occupiers of neighbouring properties, nor would they significantly alter any impacts arising from the approved development.

The full impact of the proposed development has already been assessed by virtue of the original permission granted under reference number 2022/2202/P dated 1 February 2023. In the context of the approved scheme, the proposed amendments would not have any additional material impact and are acceptable as non-material changes amendment to the development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive planning permission reference 2022/2202/P dated 1 February 2023 and is bound by all the conditions and obligations 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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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