

Application ref: 2023/3395/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 11 March 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

Mrs Jane Bates
Willow Lodge,
Lower Cousley Wood
Wadhurst
TN5 6HE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Flat 436,
3-16 Russell Court
Woburn Place
Camden
WC1H 0NJ

Proposal: Amendment to west fenestration at 8th floor of flat 436 to replace French doors with bifold door as approved under planning permission 2018/4491/P dated 16/09/2021

Drawing Nos: Superseded: 154

Proposed: BATES/1

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 2018/4491/P dated 16/09/2021 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:

Site Location Plan FC/1, 147 A, 148, 149, 150, 151, 152, 153, BATES/1, 172.
Cover Letter (First City - Christopher Bywater), Table: Schedule of Existing and Proposed Window Designs. Block Plan Elevations 1-5.

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

Informatives:

1 Reasons for granting approval:

The amendments to the approved scheme would alter the door opening from French doors to a single bifold door for flat 436, located on the 8th floor. The proposed change is due to their supplier advising that the existing opening is too narrow for two doors as granted. The replacement door will be installed within the existing opening with materials and detailing to match the existing arrangement.

Given the position of the specific flat within the host building and the closely matching design of the proposed replacement door, it is not considered the proposed development would be noticeable from the street or public realm. It would not harm the amenities of neighbouring occupiers.

The proposal is considered to be non-material as it does not change the nature or description of the development; does not result in changes to external details which would materially compromise the overall design of the building or materially impact the character of the conservation area; does not change any elevation facing any neighbour which may raise issues of amenity impacts.

The site's planning history was taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the approved scheme granted on 16/09/2021 under reference 2018/4491/P. 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 application.

- 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 permission granted 16/09/2021 under reference 2018/4491/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

It's easy to make, pay for, track and comment on planning applications on line.
Just go to www.camden.gov.uk/planning.