

Application ref: 2024/0709/P
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Date: 23 April 2024

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Rundell Associates
12 Salem 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:

Radlett House
Radlett Place
London
NW8 6BT

Proposal: Non-Material Amendment to Planning Permission ref: 2011/5102/P dated 30 March 2012 for the 'Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3)', namely to reduce the scale of the approved basement.

Drawing Nos: Planning Cover Letter dated 19th February 2024 prepared by Renée Die-Girbau for and on behalf of Rundell Associates;

Existing

P1_100 rev A dated 20/02/2024; P1_120 rev A dated 20/02/2024;

As Approved

P1_200 rev A dated 20/02/2024; P1_201 rev A dated 20/02/2024; P1_220 rev A dated 20/02/2024; P1_500 rev A dated 21/02/2024;

Proposed

P1_300 rev A dated 20/02/2024; P1_301 rev A dated 20/02/2024; P1_320 rev A dated 20/02/2024.

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.3 of planning permission 2011/5102/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Block plan and site location plan EVJ_001 revA; Landscape Plan RH003; EVJ_002, EVJ_003, P1_300 rev A dated 20/02/2024; P1_301 rev A dated 20/02/2024; P1_320 rev A dated 20/02/2024, EVJ_013; 11/070-SK01 (Proposed comfort cooling condensor plant layout); Planting schedule for Radlett House dated 16 Sept 2011; Design & Access Statement by BB Partnership Ltd EVJ_0811 30/08/2011; structural engineers report by Sinclair Johnson 7641/TN/RevB dated August 2011; Drainage Assessment by Potamos Consulting 0034/LH/09-2011/0030 Rev C dated Octboer 2011; Hydrogeological Risk Assessment by Potamos Consulting 0034/LH/09-2011/0029 Rev D dated Oct 2011; Background Noise Survey by EEC Ltd EEC/EC11656-001 Dated 31 August 2011; Report on Trees at Radlett House by Tree Projects Ltd Ref TP/Radlett DB/Rev A Dec 2011;

Reason:

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

Informative(s):

1 Reason for granting approval:

Planning permission 2011/5102/P was granted on 30 March 2012 for the 'Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3).

Subsequently, a Certificate of Lawfulness (Existing) was granted under planning reference 2018/4258/P on the 12 October 2018 which confirmed the commencement of works on site within three years of the date of the permission. As such, the permission has been implemented on-site and the Non-Material Amendment can be considered.

The amendment being sought seeks to reduce the scale of the development by reducing the approved double storey 1,413sqm basement to a single-storey 805sqm basement. The reduction in scale will be contained in its entirety within the footprint of the approved basement area. Greater controls on basement construction have since been introduced, but this is a reduction in the scale, and would use the existing piles which were approved under the extant consent so this change would not be material in planning terms.

The approved basement is located below the host building is not clearly visible in the public realm. As such, the proposed changes would not have any materially different impact on the character and appearance of the host building or the wider area, including the Elsworthy Conservation Area. The proposal would not cause any material impact on the amenity of nearby residential properties due to the nature of the works, albeit there may be a slight reduction in construction impacts.

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 2011/5102/P. The planning merits were already considered and assessed under the original permission. It is considered reasonable and appropriate in the circumstances and will have no adverse material effect, in terms of land use and design, to the approved scheme, and also in terms of its impact on the surrounding streetscene 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 30 March 2012 under reference number 2011/5102/P 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 the National Planning Policy Framework.

Yours faithfully



Daniel Pope
Chief Planning Officer

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