

Application ref: 2024/0294/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 30 April 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

Boyer Planning
120 Bermondsey Street
London
SE1 3TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**60 South Hill Park
London
NW3 2SJ**

Proposal: Non-material amendment to planning permission 2022/4551/P granted 05/05/2023, for: Erection of a mansard roof extension with PV panels above, a lower ground floor rear extension with green roof above, a reconfigured 1st floor bathroom rear extension, new windows and relocated entrance door on side elevation, window alterations on rear elevation, reconfigured lower ground floor side wing with extension into front garden, removal of 1st floor rear conservatory and replacement by roof terrace, and new waste bin and cycle stores in front garden; namely, to make changes to the proposed rooflights and replace the existing first floor conservatory.

Drawing Nos: 10_00, rev C; 11_00, rev D; 11_01, rev D; 11_02, rev D; 16_01, rev D; 16_02, rev D; 17_01, rev D; Cover letter prepared by Boyer Planning, 25/01/2024; Response letter from Boyer Planning, 15/04/2026

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, the description of development for planning permission ref. 2022/4551/P dated 05/05/2023 shall be replaced with the following description:

Erection of a mansard roof extension with PV panels above, a lower ground floor rear extension with green roof above, a reconfigured 1st floor bathroom rear extension, new windows and relocated entrance door on side elevation, window alterations on rear elevation, reconfigured lower ground floor side wing with extension into front garden, replace the 1st floor rear conservatory, and new waste bin and cycle stores in front garden.

For the purposes of this decision, condition no.2 of planning permission 2022/4551/P 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- Location Plan (SHP-001, dated 18.10.2022), Existing Site Plan (SHP-002, dated 18.10.2022), Existing Lower Ground, Ground and First Floor Plans (SHP-003, dated 18.10.2022), Existing Second, Third Floor and Roof Plans (SHP-004, dated 18.10.2022), Existing Section AA and BB (SHP-005, dated 18.10.2022), Existing Section CC (SHP-006, dated 18.10.2022), Existing Section DD (SHP-007, dated 18.10.2022), Existing Front Elevation (SHP-008, dated 18.10.2022), Existing Side and Rear Elevations (SHP-009, dated 14.12.2022), Existing Party Wall Elevation (SHP-010, dated 14.12.2022), 10_00, rev C; 11_00, rev D; 11_01, rev D; 11_02, rev D; 16_01, rev D; 16_02, rev D; 17_01, rev D; Sketch of garden extension with notes on materiality (SHP-SK101, dated 14.12.2022)

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

Informative(s):

- 1 The applicant is seeking to amend condition 2, which requires the consented works to be carried out in accordance with the approved plans. The amendment follows changes to the scope of the proposed works as detailed in the revised proposed plans. The description of development would also be updated to reflect the changes to the scope of works.

Specifically, the applicant seeks to amend the positioning of the front rooflights with slightly different spacing compared to the consented arrangement, and instead of removing the existing first floor conservatory and replace with a terrace, proposes to renovate the existing conservatory with a traditional conservatory comprising a timber rafter glazing system with metal cover profiles at junctions and new timber casement windows.

The changes to the positioning of the rooflights are very small and maintain the consecutive arrangement along the front slope of the proposed mansard, so as to result in no readily discernible change compared to the consented rooflights.

The changes to the conservatory are also considered appropriate, as the new conservatory would replace an existing conservatory insitu and would be of a similar scale. The fenestration on the front of the conservatory would be replaced

as well as the roof which would be slightly taller than the existing, but the new roof pitch would match the height of the adjoining party wall. The new conservatory would overall be an improvement to the existing, being constructed with materials to match the palette of the existing building and have a tidier appearance to the existing run-down structure.

The description of development would also be updated to reflect the conservatory being replaced, rather than completely removed.

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2022/4551/P and any subsequent approved variations.

- 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 5/05/2023 under reference number 2022/4551/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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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