

Application ref: 2024/0792/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 3 May 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

hgh Consulting
45 Welbeck Street
London
W1G 8DZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
69 Avenue Road
London
Camden
NW8 6HP

Proposal: Non-material amendment to planning permission 2020/2330/P dated 15/09/2021 (as amended by 2023/2685/P dated 27/07/2023, ref. 2023/4387/P dated 01/11/2023 and 2023/4843/P dated 12/12/2023) for 'Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two-storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and small lightwell and associated works'. Amendments include a light well from the garden terrace into the basement.

Drawing Nos:

Superseded - 18030-P090-C; 18030-P100-D; 18030-P110-D; 18030-P120-D; 18030-P130-D; 18030-P300-B; 18030-P301-B; 18030-P302-B

Revised- 18030-P090-D; 18030-P100-E; 18030-P110-E; 18030-P120-E; 18030-P130-E; 18030-P300-C; 18030-P301-C; 18030-P302-C

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 2020/2330/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- 18030-X100, 18030-X110, 18030-X120, 18030-X130, 18030-X200, 18030-X300, 18030-X301, 18030-X302, 18030-X303, 18030-P001-C; 18030-P090-D; 18030-P009-A; 18030-P200; 18030-P201-A; 18030-P202-A; 18030-P203-A; 18030-P100-E; 18030-P110-E; 18030-P120-E; 18030-P130-E; 18030-P300-; 18030-P301-C; 18030-P302-C; 18030-P303-B

Cover Letter, Design and Access Statement, Arboricultural Impact Assessment by Landmark Trees dated 28/02/2020, Energy & Sustainability Statement by XCO2 dated March 2020, Heritage Significance and Impact Assessment by Heritage Information dated Jan 2020, Plant Noise Impact Assessment by NSL dated 28/02/2020, Planning Statement, Basement Impact and Ground Movement Assessment Report by GEA dated Nov 2020, Basement Impact Assessment - Structural Methodology by Croft Structural Engineers dated 27/11/2020, Surface Water Flow and Flood Risk Assessment by Water Environmental Ltd dated Dec 2020, Basement Impact Assessment Audit by Campbell Reith dated March 2021; Structural technical note prepared by MBP dated 22nd June 2023; NMA application document prepared by KSR dated June 2023

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

Informative(s):

1 Reason for granting approval-

The applicant has sought to amend condition 3 of the approved planning permission 2020/2330/P. The proposed amendments include the addition of a lightwell from the rear amenity space into the basement below.

The proposed amendments are minor in scope and scale and do not increase the overall dimensions or intent of the scheme and they would therefore not have any material impact on the character and appearance of the host property or the surrounding area.

The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise, or privacy.

The full impact of the scheme has already been assessed by virtue of the planning permission granted on 15/09/2021 under ref. 2020/2330/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as non-material variation of the approved scheme.

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 15/09/2021 under reference number 2020/2330/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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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