

Application ref: 2023/4573/P  
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Date: 15 February 2024

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TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
WD25 8BZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**The Coach House**  
**26 A Upper Park Road**  
**London**  
**Camden**  
**NW3 2UT**

Proposal: Non-material amendment to permission ref 2022/1133/P to elongate windows and add Juliet balconies on rear elevation at first floor level.

Drawing Nos: Superseded: 138-PL-GA02-00-rev C, 138-PL-GA06-00- rev C, 138-PL-GA07-00- rev C.

Approved: 138-PL-GA02-00-rev D, 138-PL-GA06-00- rev D, 138-PL-GA07-00- rev D, 138-PL-DT01.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 Reasons for granting.

Part of the parent permission included fenestration changes to the rear at first floor level. Amendments of a minor nature are proposed to change the style of window: the three arched windows would be elongated and Juliet balconies would be

installed. The Juliet balcony balustrades would be flush inside the window reveal and there would be no projecting balcony element. The window positions would remain the same and as there would be no projecting element there would be no increase in potential overlooking. It is noted that condition 4 of the parent application stipulates that the flat roof of the ground floor extension shall not be accessible or used as a roof terrace, this remains applicable. For these reasons, the change is considered to be non-material.

Overall, the proposed changes are considered negligible and would not affect neighbour amenity; as such it is considered the proposal can be regarded as a non-material variation of the approved scheme. The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2022/1133/P dated 18/10/2022.

- 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 18th October 2022 under reference number 2022/1133/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

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