

Application ref: 2024/0738/P
Contact: Lauren Ford
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Date: 15 May 2024

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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:

**1 Courthope Road
London
Camden
NW3 2LE**

Proposal: Non-material amendment to planning permission ref: 2023/1673/P, granted 03/10/2023 for erection of a ground floor side infill and rear extension with associated pergola, replacement of rear dormer with larger dormer, installation of replacement pergola and balustrade to second floor rear roof terrace, and minor associated works, namely for replacement of the existing stove flue on the south façade of the rear wing with a taller flue attached to the existing rear chimney stack.

Drawing Nos: S-100, 916.002A, 916.003A, 916.004A, 916.005A, 916.007A, 916.008B, 916.009B, 916.010B, 916.271A, 916.272A, 916.273A, 916.274A, 916.275A, 916.277A, 916.278A, 916.279A, Design and Access Statement February 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.2 of planning permission 2023/1673/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- S-100, 916.002A, 916.003A, 916.004A, 916.005A,

916.007A, 916.008B, 916.009B, 916.010B, 916.271A, 916.272A, 916.273A, 916.274A, 916.275A, 916.277A, 916.278A, 916.279A, Design and Access Statement February 2024.

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

Informative(s):

1 Reason for granting approval

The applicant is seeking to amend condition 2 of the approved planning permission 2023/1673/P. The proposed amendments include the replacement of the existing stove flue on the south façade on the rear wing with a taller flue attached to the existing rear chimney stack.

The proposed amendments are minor in scope and scale and do not increase the overall dimensions or intent of the original scheme and they would therefore not have any material impact on the character and appearance of the host property or 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 03/10/2023 under reference 2023/1673/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 a 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 03/10/2023 under reference number 2023/1673/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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