

Application ref: 2024/1632/P
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Date: 29 May 2024

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Ms Christina Hutchins
Flat 1
93 West End Lane
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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:
93 Flat 1
West End Lane
London
Camden
NW6 4SY

Proposal: Non-material amendment to 2023/3038/P, dated 08/01/2024 for 'erection of single storey ground-floor rear extension with rooflights and associated tree works', namely to remove one rooflight, and increase the size of the bi-fold doors to the rear.

Drawing Nos: BBP0521-002.b Rev H, BBP0521-001 Rev D, Addendum to Design and Access Statement 20.10.2023, Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan 17th July 2023.

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 2023/3038/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- BBP0521-002.b Rev H, BBP0521-001 Rev D, Addendum to Design and Access Statement 20.10.2023, Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement & Tree

Protection Plan 17th July 2023.

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 2023/3038/P. The proposed amendments include reducing the number of rooflights from 3 to 2, and widening of the doors to the rear at ground floor level.

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 08/01/2024 under reference 2023/3038/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 08/01/2024 under reference number 2023/3038/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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