

Application ref: 2024/2327/P
Contact: Alex Kresovic
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Date: 24 June 2024

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Tasou Associates Limited
4 Amwell Street
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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:

Flat Basement And Ground Floor
47 Primrose Gardens
London
NW3 4UL

Proposal: Non-material amendment to planning permission ref: 2023/0833/P granted on 26 April 2023 for 'Single storey rear extension with upper ground floor roof terrace to an existing maisonette and associated internal reconfiguration' namely to replace the approved timber framed, glazed sliding door with 1No. side hung timber glazed door, and 1No. Timber sash window.

Drawing Nos: Cover Letter dated 07.06.2024 prepared by Tasou Associates, OS.01, Project Number 1852, dated APRIL 2023 (REV_A); PP.100 (REV_A), PP.200 (REV_A), PP.300 (REV_A), dated 24 April 2023, NMA.100, NMA.200, NMA.300, June 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 2023/0833/P granted on 26 April 2023 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:

Cover Letter dated 07.06.2024 prepared by Tasou Associates, NMA.100, NMA.200, NMA.300, June 2024.

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

Informative(s):

1 Reasons for granting permission:

Planning permission 2023/0833/P was granted on 26 April 2023 for a single storey rear extension with upper ground floor roof terrace to an existing maisonette and associated internal reconfiguration.

The amendment being sought seeks to replace the consented timber framed, glazed sliding door from the approved rear extension, with 1 x side hung timber glazed door, and 1 x Timber sash window in its place to serve the principle bedroom on lower ground floor, and matching door to the adjacent single bedroom. As such, 2 is required to be amended.

The proposed amendments are located on the rear elevation of the approved rear elevation at lower ground floor and as a result, is not clearly visible in the public realm. It is considered that the proposal would not cause undue harm to the character and appearance of the host building or the wider area, including the Belsize Conservation Area.

Neither is it considered that the proposal would cause undue harm to the amenities of nearby residential properties due to the nature of the works.

It is therefore considered that the proposed development would result in substantially the same development as, and can be considered as a non-material amendment to, the approved scheme ref 2023/0833/P. It is considered reasonable and appropriate in the circumstances and will have no adverse material effect, in terms of land use and design, to the approved scheme, and also in terms of its impact on the surrounding streetscene and neighbourhood amenity.

- 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 planning permission 2023/0833/P granted on 26 April 2023 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 at the top left of the page.

Daniel Pope
Chief Planning Officer

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