

Application ref: 2024/3140/P  
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Date: 5 August 2024

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Rare Origins Ltd  
Unit 201  
Floor 2  
33 Cavendish Square  
London

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Echo House**  
**1A Narcissus Road**  
**West Hampstead**  
**London**  
**NW6 1TJ**

Proposal: Non-Material Amendment to planning reference 2023/1357/P dated 20/12/2023 (for: Erection of a four-storey building for use as 7x residential flats) to reduce the size of the rear facade fenestration openings.

Drawing Nos: Superseded: A.04.5C

Approved: E-F/R-20-006 G

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.

Amendments of a minor nature are proposed to reduce the size of a number of windows on the rear façade of the new block of flats to meet Building Regulations in terms of overheating.

A number of windows on the rear (west-facing) elevation would be shortened. The changes would be consistent on each floor of the building and therefore the order and consistency of fenestration would be retained. The position of the windows and lintel height remain the same. It is noted that the windows would be reduced in size and therefore opportunity for overlooking would decrease. 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 2023/1357/P dated 20/12/2023.

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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