

Application ref: 2024/3074/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 2 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Chris Dyson Architects
74 Commercial Street
London
E1 6LY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
7 Rothwell Street
London
NW1 8YH

Proposal: Non-material amendment to planning permission 2023/4152/P granted 26/04/2024, for: Rebuilding of the existing front façade of side extension, alterations to existing fenestration to façade to rear elevation of side extension, replacement glazing to the existing rear conservatory at first floor and installation of new rooflight, installation of new lightwell to front of existing side extension, reinstatement of stone steps to the front entrance; namely, to change the wording of condition 6 (Approval in principle) in relation to the trigger/timing to give effect to the condition.

Drawing Nos: Letter prepared by Chris Dyson Architects, 23/07/2024; 0504

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 6 of planning permission ref. 2023/4152/P dated 26/04/2024 shall be replaced with the following condition:

REPLACEMENT CONDITION 6

Prior to implementation of the front lightwell works, the applicant shall obtain an Approval in Principle from the Council's Bridges and Structures team. The work

should then be carried out in line with the agreement as approved.

Reason: In order to protect the public highway in accordance with Policies T1, T2, and T3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

The proposal for a non-material amendment, seeks to change the wording of condition 6 (Approval in principle) in relation to the trigger/timing to give effect to the condition. The condition requires the applicant to obtain an Approval in Principle (AIP) from the Council's Bridges and Structures team, prior to implementation of the approved works. The applicant seeks to change the wording to require the AIP to be obtained prior to implementation of the front lightwell works.

The amendment to the condition trigger/timing is considered appropriate, as need for an AIP only relates to the undertaking of the front lightwell works. The approved works alterations and additions do not relate to excavation or similar works in the public highway. As such, it is considered appropriate to allow the non front-lightwell works to be undertaken independently of the front lightwell works.

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2023/4152/P and any subsequent approved variations.

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 26/04/2024 under reference number 2023/4152/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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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