

Application ref: 2024/2971/P
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Unit 3 Mercy Terrace
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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:

63 Netherhall Gardens
London
NW3 5RE

Proposal: Non-material Amendment to planning permission 2023/5417/P dated 12/04/2024 for (Demolish existing extension and erection of a new single storey rear extension with rooflights, windows on side elevation, new bin and bike store, alterations to entrance and new meter cupboard). Changes namely include removal of roof light to side extension and insertion of side facing window, alterations to basement layout and reinstatement of existing window window to rear elevation

Drawing Nos: Superseded drawings: FF23- 014-PL-003 (P01), FF23-014-PL-013 (P02), FF23-014-PL-004 (P01), FF23-014-PL-014 (P03), FF23- 014-PL-015 (P02), FF23- 014-PL-022 (P01), FF23-014-PL-021 (P01),

Proposed drawings: FF23- 014-PL-003 (P05), FF23-014-PL-013 (P05), FF23-014-PL-004 (P03), FF23-014-PL-014 (P07), FF23- 014-PL-015 (P04), FF23- 014-PL-022 (P05), FF23-014-PL-021 (P05), FF23- 014-PL-029 (P03), FF23- 014-PL-030 (P03)

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 2023/5417/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:

Full drawings: FF23-014-PL-001, FF23-014-PL-025 (P01), FF23- 014-PL-026 (P01), FF23-014-PL-027 (P01), FF23-014-PL-002 (P01), FF23- 014-PL-003 (P05), FF23-014-PL-003 (P01), FF23-014-PL-004 (P03), FF23- 014-PL-005 (P01), FF23-014-PL-006 (P01), FF23-014-PL-007 (P01), FF23- 014-PL-008 (P01), FF23-014-PL-009 (P01), FF23-014-PL-010 (P01), FF23- 014-PL-011 (P01), FF23-014-PL-013 (P05), FF23-014-PL-014 (P07), FF23- 014-PL-015 (P04), FF23-014-PL-016 (P02), FF23-014-PL-017 (P01), FF23- 014-PL-018 (P01), FF23-014-PL-019 (P01), FF23-014-PL-020 (P01), FF23- 014-PL-021 (P01), FF23-014-PL-022 (P01), FF23-014-PL-021 (P05), FF23- 014-PL-022 (P05), FF23-014-PL-023 (P01), FF23-014-PL-024 (P01), FF23- 014-PL-028 (P01), FF23- 014-PL-029 (P03), FF23- 014-PL-030 (P03), FF23-014- 8.01-REP-002 Design and Access Statement, BS 5837:2012 Tree Survey & Arboricultural Impact Assessment (06.02.2024).

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

Informative(s):

1 Reason for granting approval:

It is recognised that a previous NMA (2024/2165/P) had been submitted at this site which was refused due to the inclusion of enlarging the rear lightwell and railings and the material implications this had on scheme. The other works were considered non-material and now the current NMA only includes these works.

The alterations to the internal layout of the basement including digging out made ground within the footprint of the basement would be considered non-material as these changes would not affect the appearance of the building or the conservation area or impact on the amenity of the neighbouring occupiers. The removal of non-original flue and roof fascia reinstated improves on the original application. The new casement timber side window is in a acceptable location and does make any material difference to the scheme. The proposal includes the enlargement of the opening and replacement of the existing ground floor door on the rear elevation with a timber framed sash window opening. Although the opening would be enlarged in width by 0.2m the installation of a new window opening would not alter the character or appearance of the building and would be considered a non-material change.

The rear window, previously proposed for removal as part of the full application will now be reinstated which is considered to be a non-material change.

The full impact of the scheme has already been assessed by virtue of the previous approval 2023/5417/P on 12/04/2024. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and impact on neighbours. 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 12/04/2024 under reference number 2024/5417/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

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