

Application ref: 2024/3298/P  
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Date: 28 August 2024

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39-40 Westpoint Warple Way  
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W3 0RG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**16 St Paul's Crescent**  
**London**  
**NW1 9XL**

Proposal: Variation of Condition 2 (approved drawings) of planning permission ref 2023/2181/P dated 05/01/2024 (for: Erection of single-storey ground floor rear extension), to alter the roof of the rear extension.

Drawing Nos: Superseded: 7862\_009 A, 7862\_010 A, 7862\_011 A, 7862\_012 A, 7862\_013 A, 7862\_014 A, 7862\_015 A.

Approved: 7862\_015 C, 7862\_016 C, 7862\_017 C, 7862\_018 D, 7862\_023 C, 7862\_024 C, 7862\_025 C.

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 purpose of this decision, condition 2 of planning permission 2023/2181/P dated 05/01/2024, shall be replaced with the following condition:

Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

7862\_000 A, 7862\_001 A, 7862\_002 A, 7862\_003 A, 7862\_004 A, 7862\_005 A, 7862\_006 A, 7862\_007 A, 7862\_008 A, 7862\_009 A, 7862\_015 C, 7862\_016 C, 7862\_017 C, 7862\_018 D, 7862\_023 C, 7862\_024 C, 7862\_025 C.

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

Informative(s):

1 Reasons for granting:

Amendments of a minor nature are proposed to alter the two sections of flat roofs of the recently approved rear extension. The approved scheme featured a two-part roof, one side of which was a green roof, and the other which featured a rooflight. Under this amendment both sections of roof would be green and would feature a modest central rooflight. This change is proposed to improve the internal distribution of light and simplify construction by using standard sized units.

The nature of the roof would remain the same, featuring an area of green roof and providing top-lighting to the new interior space. The new area of glazing to the roof would be similar to the original approved in total but would be divided between the two sections of roof. 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 2023/2181/P dated 05/01/2024.

- 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 5th January 2024 under reference number 2023/2181/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