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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="106 Flat 1"/>
Address Line 1	<input type="text" value="Priory Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW6 3NS"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="525708"/>	<input type="text" value="184519"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of single storey extension at rear lower ground floor level and associated fenestration alteration.

Drawing Nos: Site Location Plan; AP00 Rev. 00; AP100 Rev. 00; AP101 Rev. 00; AP110 Rev. 00; AP111 Rev. 00; AP112 Rev. 00; AP120 Rev. 00; AP200 Rev. 01; AP201 Rev. 01; AP210 Rev. 00; AP211 Rev. 01; AP212 Rev. 00; AP213 Rev. 00; AP220 Rev. 01; Design and Access Statement dated December 2021.

Reference number

2021/6050/P

Date of decision (date must be pre-application submission)

10/06/2022

Please state the condition number(s) to which this application relates

Condition number(s)

3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; AP00 Rev. 00; AP100 Rev. 00; AP101 Rev. 00; AP110 Rev. 00; AP111 Rev. 00; AP112 Rev. 00; AP120 Rev. 00; AP200 Rev. 01; AP201 Rev. 01; AP210 Rev. 00; AP211 Rev. 01; AP212 Rev. 00; AP213 Rev. 00; AP220 Rev. 01; Design and Access Statement dated December 2021.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

I do not intend to carry out the single storey extension at rear lower ground floor level permitted by this application. However, I would like to alter the fenestration at the rear lower ground floor level.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

I will not be extending the property. I would however like to retain the ability to change the fenestration at the rear lower ground floor level. The fenestration currently consists of a four-pane patio door, a pull-out door, and a sash window. These are all white, timber-framed and have single-glazed window panes. These have fallen into disrepair and provide inadequate insulation for the home, which is draughty and requires extensive heating just to maintain adequate temperatures. I would like to provide more adequate insulation and improve the appearance of the rear fenestration as follows:

1. Replace the white timber-framed, single-glazed four-pane patio door, at rear lower ground floor level, with a sliding three-pane door, with black aluminium-based frames and double-glazed panels
2. Replace the white, single-glazed, timber-framed, pull-out door, at rear lower ground floor level, with a black aluminium-based, pull-out door which has one continuous double-glazed window pane
3. Replace the white, single-glazed, timber-framed sash window, at rear lower ground floor level, with a black aluminium-based, sash window which has double-glazed window panes

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RE: Application No: 2021/6050/P

Date (must be pre-application submission)

07/08/2024

Details of the pre-application advice received

My email request was as follows: My lower ground floor flat at Flat 1, 106 Priory Road, NW6 3NS (South Hampstead Conservation Area) was granted planning permission for a rear single storey extension and associated fenestration alteration ("Erection of single storey extension at rear lower ground floor level and associated fenestration alteration."). I do not intend to carry out the extension permitted by this application. However, I would like to change the timber windows and doors at the rear elevation (garden-facing) side of the building to more modern, aluminium-based doors with double glazing, without extending the flat. As the original planning approval allowed for alteration to the fenestration, would these more minor changes require a new planning application, a modification of the existing application (to remove the extension itself) or could these works be commenced given they have far less effect on the rear of the building than the approved extension would?

The reply I received from Duty Planner was: Thank you for your enquiry. You can apply to amend your application via a Section 73 application (Minor Amendment) to remove the extension and alter the fenestration only. As your property is a flat, consent is required to alter the windows so this is best done via the Section 73 application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Andrew

Surname

Abrams

Declaration Date

12/09/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Andrew Abrams

Date

12/09/2024