

Application ref: 2024/3786/P
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Date: 24 September 2024

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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:

Flat 1

117 Canfield Gardens

London

NW6 3DY

Proposal: Non-material amendment to planning permission 2020/3945/P dated 01/12/2021 (as amended by 2023/3404/P dated 19/09/2023) for 'Erection of two storey rear extension incorporating basement floor following demolition of existing extension' approved; namely: amendments to roof including brick parapet upstand (parapet height to match that of consented roof height) and reduction in size of canopy; reduction in glazing area and number of vertical louvres to south elevation; and replacement of concrete parapet with brick parapet and omission of string course to south and east elevation.

Drawing Nos: Revised drawings: 2A; 3A; 4B; 5B; 6B; 7B; 8B; 9B; 10B; 11B; 12A; 13B

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.3 of planning permission 2020/3945/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

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

Existing drawings: 1; 2; 3; 4; 5; 6;
Proposed drawings: 2A; 3A; 4B; 5B; 6B; 7B; 8B; 9B; 10B; 11B; 12A; 13B
Structural Method Statement prepared by Constant dated 19/08/2020; Site location plan; Design and Access Statement; Basement Impact Assessment prepared by H Fraser Consulting dated 04/12/2020; Arboricultural Tree Protection Method Statement prepared by Andrew Day Arboricultural Consultancy dated 23rd October 2020; Tree Protection Plan

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

Informative(s):

1 Reason for granting permission

The proposed changes to the elevations involving the reduction in width and length of the proposed canopy, reduction in width and length of the window to the rear (south) elevation (and concomitant reduction in number of louvres), the replacement of the approved concrete parapet with a brick parapet and the omission of the string course to the south and east elevation would alter the appearance of the proposed two storey rear extension. Nevertheless, as with the previous non-material amendment (ref: 2023/3404/P), these changes are relatively minor in terms of the overall proposal and are therefore considered non-material. It is noted, the dimensions and bulk of the two storey extension (incorporating basement) remain unchanged, many of the main elements of the design are unchanged (raised terrace / green roof etc.) and the material palette is largely the same as previously approved. Those elevational changes that are proposed would be in keeping with the existing host property and the extension would still have a contemporary form and design. The proposed design changes would have minimal impact on neighbouring amenity and are considered non-material in comparison to the overall development.

Individually and cumulatively (and taking into account the changes approved by the previous non-material amendment), the changes are relatively minor compared to 'the larger development' consisting of a two storey rear extension including basement.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its overall appearance, impact on streetscene or impact on neighbour amenities. 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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 01/12/2021 under reference number 2020/3945/P (as amended by 2023/3404/P dated 19/09/2023) and is bound by all the conditions and obligations 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 'DP', is positioned above the typed name.

Daniel Pope
Chief Planning Officer