



Variation of Condition

Site Address	1 Rothwell Street, London, NW1 YH
Subject	Planning (Listed Building and Conservation Areas) Act 1990, Listed Building Consent Granted Variation of Condition 2.
Application No	2023/3965/L
Description	1. Installation of additional casement window on side elevation. Design to match existing. 2. Omit roof light on ground floor.

Introduction

This application is in relation to planning application 2023/3965/L, granted on the 27th February 2024, at 1 Rothwell Street. It seeks permission for the variation of condition No 2 (the approved drawings) listed within the Planning Decision Notice.

This document should be read in conjunction with the amended proposed drawings *394-DWG-1003-Ground Floor Plan_P2*, *394-DWG-1007-Roof Plan_P2* alongside the newly submitted *394-DWG-1012-Section CC_P1*.

The rest of the drawings remain unchanged.

The proposal

The proposal involves adding a casement window to the side elevation of the house, in a location not visible from the street. This window will improve ventilation for the first-floor WC and will not overlook neighbouring properties, ensuring privacy is maintained. The casement window is proposed in place of a previously planned roof light, which was intended for the same location above the bathroom.

Conclusion

The proposed variation is considerate towards the preserving the character and appearance of the Primrose Hill Conservation Area, within London Borough of Camden. In addition, it maintains the architectural and historic interest of this traditional building, while ensuring good living conditions for the current and future occupiers.

Therefore, we feel that there are no planning terms that weigh against this revised proposal.