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FAO: Lauren Ford
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10th October 2024

Ref: PP-13407630

Dear Ms Ford

61 Redington Road, London, NW3 7RP

Non Material Amendment to Planning Permission ref: 2022/1962/P

On behalf of our client, Mr and Mrs Burns, please find enclosed an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) seeking an amendment to planning permission ref: 2022/1962/P.

Application Documents

This application has been submitted via the Planning Portal (ref: PP-13407630) and comprises the following information:

- Application Form;
- Updated Proposed Site Plan - Lower Ground Floor ref: 552_22_NMA_PL1000
- Updated Proposed Site Plan - Ground Floor ref: 552_22_NMA_PL1001
- Updated Arboricultural Impact Assessment ref: HGH_61RDR_AIA_01f; and
- Updated Arboricultural Method Statement ref: HGH_61RDR_AMS_01e (LR)

A payment of £293 in respect of the requisite application fee will be made to the Council on submission of the application through the Planning Portal.

Background

Planning permission subject to conditions, for the following development at 61 Redington Road was granted by the London Borough of Camden (LBC) on 13 December 2023 (ref: 2022/1962/P):

"Conversion of 3 residential units to 2 units, erection of a three-storey rear extension at lower ground to 1st floors including excavations at lower ground floor and a roof terrace at ground floor, creation of new

front lightwell, various elevation alterations including additional dormer on side elevation, installation of 2 ASHP units in rear garden with enclosure, bin enclosure in front garden, and landscaping alterations.”

Proposed Amendment

Our client is seeking to vary Condition 2 of the planning permission to make non-material amendments the rear garden. Specifically, the proposed amendment involves the removal of the Birch tree (T4) together with the planting of two replacement trees.

As indicated by the Tree Officer, this cannot proceed as a Tree Works Planning Application, as we are proposing the replacement of trees and a new landscaping plan. Therefore, a Non-Material Amendment application is required.

The replacement trees were carefully selected and consist of a Crataegus Prunifolia 'Splendens' and a Cornus Mas. Full details of these trees are provided within the Arboricultural Impact Assessment and proposed Site Plans.

The table below sets out the relevant drawings approved under the above by Condition 2 and their proposed replacements.

Superseded drawing and document references	Replacement drawing and document references
Proposed Site Plan - Lower Ground Floor ref: 552_22_FUL_PL1000	552_22_NMA_PL1000_Proposed Site Plan - Lower Ground Floor
Proposed Site Plan - Ground Floor 552_22_FUL_PL1001	552_22_NMA_PL1001_Proposed Site Plan - Ground Floor
Arboricultural Impact Assessment HGH/61RDR/AIA/01e	Arboricultural Impact Assessment HGH_61RDR_AIA_01f
Arboricultural Method Statement HGH_61RDR_AMS_01c (December 2023, approved by the Council to discharge condition 7 of planning permission ref: 2022/1962/P)	Arboricultural Method Statement HGH_61RDR_AMS_01e (LR)

Assessment

There is no statutory definition of a ‘non-material’ amendment, but in planning, the materiality of proposed changes is assessed on a case-by-case basis. In this instance, the revisions—namely, the removal of one Birch tree and the planting of two carefully selected replacements—will have no adverse impact on public visual amenity or the character of the wider conservation area.

The Birch tree recommended for removal is of relatively low individual significance, and its loss will not affect the visual character of the area. The changes are confined to the rear of the property, visible only from limited private views. Moreover, the Arboricultural Impact Assessment confirms that the replacement trees will appropriately mitigate the loss of the Birch tree.



Figure 1: Site Plan showing the removal and replacement trees

In short, when the proposed amendments to the Condition are considered in the context of the approved development as a whole, the changes are very minor in nature and do not result in any material alteration to the scheme.

Conclusion

We trust that the enclosed provides sufficient information for the application to be validated and determined within the statutory 28 day period. In the meantime, please do not hesitate to contact me or my colleagues Dominic Lunnon or Richard Henley if you have any queries.

Yours sincerely

Ella Payne
Assistant Planner