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

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Jakobson

Company Name

Address

Address line 1

260a West Hendon Broadway

Address line 2

Address line 3

Town/City

London

County

Brent

Country

United Kingdom

Postcode

NW9 6AG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes
 No
 Not applicable

Description of Your Proposal

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

Replacement two-storey rear outrigger extension and rear single-storey infill extension. Drawing Nos: A101 rev A, A102 rev A, A103 rev A, A104 rev A, A105 rev A, A106 rev A, A107 rev A, A108 rev A, A109 rev A, A110 rev A, BS 5837 Arboricultural Report & Impact Assessment by Crown Tree Consultancy dated 25th May 2024, Tree Constraints Plan (Existing Layout) CCL 11850 rev 1, Tree Schedule T1-T6, Design and Access Statement.

Reference number

PP-12805634

Date of decision

31/07/2024

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

To extend the rebuilt closet wing at the rear of the property by 400mm on both levels. This creates an additional floor area on the ground floor in order for the relocation of the bathroom next to the bedroom in the closet wing.

The closet wing 400mm increase on the lower ground floor allows for internal replanning to accommodate the relocated second bedroom from the ground floor and a second bathroom is added. The lower ground front entry door is changed to an operable window allowing natural light to the new second bedroom.

Please state why you wish to make this amendment

This addition of 400mm to the closet wing allows the original double reception to be retained unmodified preserving the original feature space in the dwelling.

The construction work is restricted to the rear closet wing and lower ground floor only, minimising impact on the ground floor and enabling the full lower ground floor to be improved for damp protection and usable living spaces.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

A101-Cover Sheet-A
A106-Proposed Plans-A
A107-Proposed Section-A
A108-Proposed Section BB-A

New plan/drawing numbers

A101-Cover Sheet-B
A106-Proposed Plans-B
A107-Proposed Section AA-B
A108-Proposed Section BB-B

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

It is apparent that the property has already been altered, possibly at the time of subdivision into more than one residential unit. The rear closet-wing has been remodelled and extended so that the upper-ground floor kitchen cantilevers over the lower-ground floor bedroom accommodation. The intention is to provide an additional bedroom and bathroom to the lower ground floor and a build small infill extension to increase living space at ground floor. As such it is proposed to remodel/reconstruct the closet wing and provide a full-width lower ground-floor extension. It is not apparent from the submission as to the full extent of demolition which ideally should be shown in demolition drawings and therefore the full impact of the loss of any sections of the existing envelope cannot be currently assessed. However, it is clear that the most extreme section of the closet wing is non-original and is likely to be of little architectural value. It is therefore likely to be acceptable in principle to allow the remodelling/part reconstruction of the closet wing as part of the wider proposals.

Despite not being of particular architectural value, the closet wing is and would remain significant in terms of being a large projecting feature on the rear façade. For this reason any other extension elements added should remain subordinate, and should be pushed back (recessed) in terms of building line. While it is noted that further along the street, at Nos 37 and 39 the lower ground extensions project much further than the outrigger/closet wing features, the closet wings are much more modest here, and also a larger proportion of rear garden space is left. Our recommendation to restrict the building line at lower ground floor also avoids cutting into the garden space, which is valuable, and as aforementioned, is already shortened in this case by properties to the rear. As this portion of the extension is at lower ground-floor level, it is likely to have limited visibility as seen from adjacent properties and also from the street (in particular from Patshull Place which runs perpendicular to Lawford Road). There may be some visibility of the new infill element at ground floor level but it is considered modest and therefore also found likely to be acceptable.

Currently the proposal is all in brick, to match the host building, and appears a mass of brick projections. In this case we would recommend breaking up the façade with a different materiality for the new elements - a more lightweight material palette and recesses in the façade.

In the absence of scaled and annotated plans, sections and elevations, it is not possible to go into more detail. Further information regarding the materiality, modelling and general fenestration treatment will be required at planning application stage.

Overall, there is unlikely to be a significant harm caused to the character and appearance of the Conservation Area, and therefore the proposal is broadly supported.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I/We hereby apply for Non-Material Amendment 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

Martin Jakobson

Date

15/10/2024