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Planning and Regeneration  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Wednesday, 23 October 2024

LW/FO – 24/143  
Via PLANNING PORTAL

Dear Sir/Madam,

**SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION FOR FULL NON-MATERIAL AMENDMENT TO PLANNING PERMISSION  
2024/1546/P**

**75 GREENCROFT GARDENS, LONDON, NW6 3LJ**

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We write on behalf of our client, Cohabs ('the Applicant') to formally submit a S96A application for a non-material amendment to the extant planning permission (ref. 2024/1546/P) for the roof and loft conversion with added rooflights, at 75 Greencroft Gardens, London, NW6 3LJ.

The extant permission (ref. 2024/1546/P) creates habitable space within the loft of the existing building. This amendment would see repositioning of the two approved skylights to further increase the quality of this new habitable space, without presenting any harm or impact to the street scene.

In support of this application, we provide the following documentation:

- This Planning Application Covering Letter.
- Application forms, Certificates and Notices prepared by Iceni Projects via the Planning Portal.
- Decision Notice for 2024/1546/P, for reference.
- Approved and proposed drawings, prepared by Nick Baker Architects.
- Site Location Plan, prepared by Nick Baker Architects.
- Application fee in the sum of £363.00

**Background to Amendment**

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This application seeks to secure a Section 96A amendment for the previously approved planning permission at 75 Greencroft Gardens. The proposed modifications are minor in nature and are primarily intended to enhance the quality of habitable space created by the roof extension while maintaining the overall integrity of the original design.

The changes approved under ref.2024/1546/P include the installation of five conservation-style rooflights to both the front and rear, as well as two skylights to the main roof, accompanied by a like-for-like replacement of the existing roof structure. The proposed amendments slightly alter the position of the two approved skylights that upon detailed design, were found to better maximise the use of the existing loft space, which is currently underutilised.

Importantly, these modifications have been carefully considered to ensure they do not introduce any adverse impacts on the character of the property or the surrounding conservation area. The design and positioning of the rooflights align with existing architectural features and replicate the arrangements seen in nearby properties that have been granted similar approvals, thereby maintaining visual cohesion within the street scene.

In summary, the proposed changes are minor, in keeping with the original approval, and do not harm the character of the existing property or the surrounding area. Rather, they are intended to improve the quality of accommodation for future occupants while respecting the established design principles and conservation guidelines of the area.

### **Proposed Condition Rewording**

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In order to facilitate the changes described above, it shall be necessary for the Section 96A application to vary the wording of Condition 2, which relates to the approved drawings for the extant permission.

### **Variation to Condition 2**

Condition 2 relates to the approved drawings for the extant permission.

The proposed amendments to Condition 2 are indicated by ~~strike through~~ and the replacement wording are indicated in **red** as follows:

*The development hereby permitted shall be carried out in accordance with the 2 following approved plans 2410-P-001, 2410-P-002, 2410-P-110, 2410-P-111, 2410-P-112, 2410-P-113, 2410-P-114, 2410-P-115, 2410-P-130, 2410-P-131, 2410-P-140, 2410-P-210, 2410-P-211, 2410-P-212, 2410-P-213, 2410-P-214 (Rev ~~01~~ **02**), 2410-P-215 (Rev ~~01~~ **02**), 2410-P-230 (Rev ~~01~~ **02**), 2410-P-231 (**Rev 01**), 2410-P240 (Rev 01) and 2410-P-D01*

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

### **Conclusion**

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This application is made under Section 96A of the Town and Country Planning Act 1990 (as amended) to secure non-material amendments to the approved development.

Section 96A of the Town and Country Planning Act 1990 (as amended) allows local planning authorities to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material, this includes the ability to alter conditions and description of development.

This change is sought by the applicant to ensure that the extant permission delivers the highest possible quality of habitable space while retaining a pleasant and neighbourly presentation to the street scene.

We trust the enclosed is sufficient for your current purposes and we look forward to receiving confirmation that the application has been registered and validated.

In the meantime, please Lewis Westhoff on 020 3640 1024 or [lwesthoff@iceniprojects.com](mailto:lwesthoff@iceniprojects.com) or Finn O'Donoghue on 07795 441 090 or [fodonoghue@iceniprojects.com](mailto:fodonoghue@iceniprojects.com) should you have any questions.

Yours faithfully,

*Iceni Projects Ltd.*

ICENI PROJECTS LTD

enc. As listed above