

Application ref: 2024/4394/P
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Date: 6 November 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:
61 Redington Road
London
Camden
NW3 7RP

Proposal: Non-material amendment to planning permission 2022/1962/P, dated 13/12/2023 for: "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", namely to amend the landscaping in the rear garden.

Drawing Nos: Cover Letter, 10th October 2024; Arboricultural Method Statement, 1st October 2024; Arboricultural Impact Assessment Report, 3rd October 2024; 552/22/NMA/PL1000, October 24; 552/22/NMA/PL1001, October 24

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 2 of planning permission 2022/1962/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the

following approved plans

552_22_FUL_PL10.00_Proposed Floor Plans, 552_22_FUL_PL10.01_Proposed Elevations, 552_22_FUL_PL10.02_Proposed Sections A-A & B-B, 552_22_FUL_PL10.03_Lower Ground & Ground Floor Comparison Plans, 552_22_FUL_PL10.04_First Second Floor & Roof Comparison Plans, 552_22_FUL_PL10.05_Front & Rear Comparative Elevations , 552_22_FUL_PL10.06_Side & Flank Comparative Elevations, 552_22_FUL_PL10.07_Comparative Sections A-A & B-B, 552_22_FUL_PL10.08_Proposed Front Street Scene, 552_22_FUL_PL10.09_Demolition Plans, 552_22_FUL_PL10.10_Visual Illustrations, 552_22_NMA_PL1000_Proposed Site Plan - Lower Ground Floor - October 24, 552_22_NMA_PL1001_Proposed Site Plan - Ground Floor- October 24

RF90538 SK002C, RF90538 SK001C, CR388 Sketch Plan (Rev 4), CR388_PA07, CR388_PA08, Revised Brick Samples docs

Supporting documents: Cover Letter (18/05/2023), Cover Letter (10/09/2024), Noise Assessment (28/04/2022 Rev 2), Air Quality Assessment (02/05/2023), Daylight and Sunlight Study (May 2023), Ecological Statement (May 2023), Energy and Sustainability statement (May 2023), Heritage Statement (2023), Design and Access Statement (April 2023), AIA (HGH/61RDR/AIA/01f) (03/09/2024), AMS(HGH/61RDR/AMS/013) (01/09/2024), Surface Flow and Flooding Basement Impact Assessment (22023-RP-FRA-01 C03), Vincent and Rymill Basement Impact Assessment (May 2023), Ground Investigation Report and Basement Impact Assessment September 2023).

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule

Reason:

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

Informative(s):

1 Reason for granting approval-

The applicant is seeking to amend condition 2 of the approved planning permission, 2022/1962/P. The proposed amendments include changes to the landscaping in the rear garden. A Birch Tree is proposed to be removed, and two new trees are proposed. The proposal, which includes revised landscaping plans, and revised arboricultural impact and method statements have been reviewed by Council's Trees and Landscape Officer who considers the proposed changes acceptable. The amendments would therefore not have any materials impact on trees.

The proposed amendments are minor in scope and scale and do not increase the overall dimensions or intent of the original scheme, and they would therefore not have any material impact on the character and appearance of the host property or surrounding area.


The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise or privacy.

The full impact of the scheme as already been assessed by virtue of the planning permission granted on 13/12/2023, under reference 2022/1962/P. In the context of the permission scheme, it is considered that the amendments would not have any material effect on the approved development in terms of trees, appearance or neighbour impact or impact. 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 to the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 13/12/2023 under reference number 2022/1962/P and is bound by all the conditions 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully



Daniel Pope
Chief Planning Officer

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