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London Borough of Camden
Development Management
Camden Town Hall
Judd Street
WC1H 9JE

Dear Sir/Madam,

APPLICATION FOR A NON-MATERIAL AMENDMENT RELATING TO PLANNING PERMISSION 2024/2751/P – 30 CHALCOT ROAD, CAMDEN, LONDON, NW1 8LN

We have been instructed by our client, Kerem Cevahir, to submit the enclosed application for a non-material amendment to application 2024/2751/P. This was approved on 27th September 2024 and allowed for the following development:

“Erection of single storey ground floor rear extension and alterations to rear elevation windows”

The decision notice for the approved application incorrectly references a previous drawing, so accordingly this application seeks to make a non-material amendment to allow the correct drawing to be referenced. This approach has been confirmed with the case officer dealing with the application, Blythe Smith.

The following documents are enclosed in support of this application, and should supersede the current plans:

- Completed Application Forms;
- Site Location Plan;
- Approved Rear Elevation (drawing no. AE_1_6 Rev. 00);
- Revised Rear Elevation (drawing no. AE_1_6 Rev 02).

The requisite planning fee has been paid online via the planning portal.

Background Information

The application site comprises a 5-storey mid terrace town house on the south-west side of Chalcot Road in Primrose Hill, Camden. The property is not listed, however the neighbouring properties at 12-14 Chalcot Road are grade II listed and the site is also positioned within the Primrose Conservation Area.

The applicant is in the process of refurbishing the property in order to form an upgraded family home. They submitted an application in June 2024 to alter the design of the windows on the rear elevation, namely replacing the existing windows with simplified traditional timber sash windows.

During the course of the application the applicant revised the design of the windows on the upper floor slightly, changing the design to a larger taller window in order to allow more light in, and remove the small circle shown in the windows. Updated drawings were submitted to the Council, and the case officer dealing with the application, Blythe Smith, provided written confirmation that the revision was acceptable. It was also consulted on with her design / heritage

colleagues, who raise no concerns, however when issuing the decision the updated drawing was erroneously not listed in the approved document list.

The approved document list includes the originally submitted window design, which is a slight deviation from the updated design. The case officer dealing with the application has advised that they are unable to amend a decision notice once formally issued, however in recognition of the error, confirmed that they will be able to address the anomaly through a fast-tracked non-material amendment application.

This application therefore seeks to make a non-material amendment to the approved rear elevation, so that larger windows can be provided on the upper rear elevation. The amendments are minor in nature, and will not have any harmful impact on the character of the conservation area, nor will they compromise the established pattern of the rear elevation when viewed from the surrounding property. As with the original scheme, the amendments will have no significant impact on the level of amenity for the adjacent properties.

The amendments are therefore considered non-material in relation to the approved scheme, and we look forward to hearing confirmation of this in due course. In the meantime, should you have any questions or require any further information please do not hesitate to get in contact.

Yours faithfully,



MARK SHEARMAN

Direction