

Application ref: 2024/4510/P
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Date: 15 November 2024

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Savills
33 Margaret Street
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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:

**9 Steele's Road
London
Camden
NW3 4SE**

Proposal: Non-material amendment (addition of a railing on the front garden inner boundary wall, addition of a new low railing to the front of the bay window at ground floor level, addition of windowsills on ground floor front bay window) to planning permission 2023/2198/P
'Replacement of existing lower ground floor rear extension; installation of timber French doors at rear; alterations to lower ground floor side fenestration; installation of dormer on rear roof slope; replacement of all windows with timber sash windows to match existing; and associated exterior works'

Drawing Nos: 1959-P-211 Rev B, 1959-P-222 Rev A, 1959-P-202 Rev A.

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 no.2 of planning permission 2023/2198/P dated 20/09/2023 shall be replaced with the following condition:

REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans- 1959 E 100, 1959 P 212 Rev B, 1959 P 213 Rev A, 1959 E-101, 1959 E-102, 1959 E-103, 1959E-104, 1959 E-105, 1959 E-111, 1959

E-112, 1959 E-113, 1959 E-121, 1959 E-122, 1959 E-123, 1959 E-124, 1959 E-125, 1959 P-200, 1959 P-201 rev A, 1959 P-202 Rev A, 1959 P-203, 1959 P-204, 1959 P-205, 1959 P-206, 1959 P-211 rev B, 1959 P-221, 1959 P-222 Rev A, 1959 P-224, 1959 P-226.

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

Informative(s):

1 Reasons for granting permission:

The proposal involves proposed amendments (addition of a railing on the front garden inner boundary wall, addition of a new low railing to the front of the bay window at ground floor level, addition of windowsills on ground floor front bay window) to planning permission 2023/2198/P 'Replacement of existing lower ground floor rear extension; installation of timber French doors at rear; alterations to lower ground floor side fenestration; installation of dormer on rear roof slope; replacement of all windows with timber sash windows to match existing; and associated exterior works'.

It is considered that the addition of a railing on the front garden inner boundary wall, a new low railing to the front of the bay window at ground floor level, and addition of windowsills on ground floor front bay window will not result in a material alteration to the original planning permission. There will be no detrimental impact on the appearance of the host building or the conservation area as the materials and design proposed are considered to reflect and enhance the conservation area.

Due to the nature and design of the amendments it is considered that the proposal is a non-material amendment to planning permission 2023/2198/P.

The planning history of the site and surrounding area were taken into account when coming to this decision.

- 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 20/09/2023 under reference number 2023/2198/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned at the top left of the page.

Daniel Pope
Chief Planning Officer

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