

Application ref: 2024/4667/P
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Date: 22 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:

**75 Greencroft Gardens
London
Camden
NW6 3LJ**

Proposal: Non-material amendment to planning permission 2024/1546/P dated 04/09/24 for 'Replacement of roof and loft conversion with increased ridge height. Installation of 3x rooflights to front, 5x rooflights to rear, 2x skylights to main roof to existing large HMO (Sui Generis)', namely to alter the position and scale of the two approved skylights.

Drawing Nos: Superseded: 2410-P-214 (Rev 01), 2410-P-215 (Rev 01), 2410-P-230 (Rev 01), 2410-P-231.

Proposed: 2410-P-214 (Rev 02), 2410-P-215 (Rev 02), 2410-P-230 (Rev 02), 2410-P-231 (Rev 01).

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 2024/1546/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 - 2410-P-001, 2410-P-002, 2410-P-110, 2410-P-111, 2410-P-112, 2410-P-113, 410-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 02), 2410-P-215 (Rev 02), 2410-P-230 (Rev 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.

For the purposes of this decision, condition 4 of planning permission 2024/1546/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4:

The proposed front and rear roof lights as shown in drawing 2410-P-215 (Rev 02) shall be conservation style. These shall be permanently retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reason for granting approval-

The applicant is seeking to amend condition 2 of the approved planning permission 2024/1546/P. The proposed amendment seeks to alter the position of the two approved skylights on the main roof which would not be visible from the street.

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 amendment would not cause harm to the character and appearance of the South Hampstead Conservation Area.

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

Condition 4 has been updated to reflect the new roof plan drawing number.

The full impact of the scheme has already been assessed by virtue of the planning permission granted on 04/09/2024 under reference 2024/1546/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour 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 of 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 04/09/2024 under reference number 2024/1546/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 above a faint rectangular stamp.

Daniel Pope
Chief Planning Officer

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