

Application ref: 2024/4805/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 25 November 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

16 Avenue Road
London
NW8 6BP

Proposal: Non-Material Amendment to alter Condition 4 (Hard & Soft Landscaping) and Condition 12 (Tree Replacement) of planning reference 2016/5375/P dated 05/06/17 from compliance only to conditions requiring discharge for "Erection of a 2 storey (plus basement and loft), 7 bed dwellinghouse and associated re-landscaping following the demolition of existing house', namely to alter fenestration (including dormer windows) and sub-basement floor slab; to add ventilation duct and to reposition car lift, driveway and lightwell".

Drawing Nos: 0136_16AR, A0133_004, A0133_003, A0133_002, A0133_001

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.4 of planning permission 2021/2384/P shall be replaced with the following conditions:

REPLACEMENT CONDITION 4

The proposed landscaping works shall be carried out in accordance with the details approved under s.96a application ref: 2024/4805/P. The relevant part of the

works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

REPLACEMENT CONDITION 12

The replacement tree planting works shall be carried out in accordance with the details approved under s.96a application ref: 2024/4805/P.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for approval:

The non-material minor amendment seeks to amend conditions 4 and 12, which are compliance details securing the details previously discharged via condition. This application will update these conditions to comply with the details provided as part of this application.

The proposed changes are primarily the trees' layout. The rear garden's central section is now more open, with the tree lines along the garden boundary instead. The terraced element in the middle is now grass, with the pavers/path design also amended accordingly. The other change is the change in the design of the water feature, which now runs from front to back in the garden rather than side to side, as previously approved.

The car lift in the front garden shows a different orientation compared to the previously discharged drawings, but this was amended under application reference 2021/2384/P and is not part of this application.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the permitted scheme, the amendment is considered to have no material effect on the approved scheme.

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

It's easy to make, pay for, track and comment on planning applications on line.
Just go to www.camden.gov.uk/planning.