

Application ref: 2024/5325/P  
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Date: 4 December 2024

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11 Northampton Grove  
London  
N1 2PL

Dear Sir/Madam

### **carrDECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**6 Briary Close**  
**London**  
**NW3 3JZ**

Proposal: Non-material amendment (alterations to front elevation at ground floor to enlarge window) to planning permission 2024/2345/P 'Erection of an additional storey to create a third floor and external works'.

Drawing Nos: BRY 101 Proposed Elevations January 2024.

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 2024/2345/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: BRY 101 Rev C Proposed Elevations January 2024, 'Dynamic Simulation Modelling - Cooling Hierarchy Compliance, August 2024', 'Noise, Vibration & Ventilation Assessment', 2308/M103, BRY 102 Rev A Proposed, 2308/M101, BRY 105 Rev A Proposed, 2307-B, BEY 102 Existing, BRY 101 Existing, BRY 100 Existing.

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

Informative(s):

1 Reason for granting approval:

The proposal involves proposed amendments (alterations to front elevation at ground floor to enlarge window) to planning permission 2024/2345/P 'Erection of an additional storey to create a third floor and external works'.

As approved the property had a high level window at the ground floor and it is now proposed to replace this with a larger window. It is considered that the installation of a larger window at ground floor will not result in a material alteration to the original planning permission. The proposed window would match the existing window in the neighbouring property (No. 6) and will result in a coherent appearance to the host property and its neighbour.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 23/09/2024 under ref 2024/2345/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development.

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2024/2345/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 23/09/2024 under reference number 2024/2345/P and is bound by all the conditions and obligations 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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