

Application ref: 2024/4395/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 11 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**61 Redington Road  
London  
NW3 7RP**

Proposal: Non-material amendment to planning permission 2022/1962/P, dated 13/12/2023 for: "Conversion of 3 residential units to 2 units, erection of a three storey rear extension at lower ground to 1st floors including excavations at lower ground floor and a roof terrace at ground floor, creation of new front lightwell, various elevation alterations including additional dormer on side elevation, installation of 2 ASHP units in rear garden with enclosure, bin enclosure in front garden, and landscaping alterations", namely to amend the landscaping to the front and rear of the property.

Drawing Nos:

Superseded Drawings:

552\_22\_FUL\_PL1000, 552\_22\_FUL\_PL1001, 552\_22\_FUL\_PL10.08, CR388 (Rev 4) ,  
CR388\_PA07, CR388\_PA08, Arboricultural Impact Assessment ref:  
HGH/61RDR/AIA/01e (27/07/2023), Arboricultural Method Statement  
HGH\_61RDR\_AMS\_01c

Proposed Drawings:

CR388\_PA07, rev.5; CR388\_PA08, rev.4; CR388\_PA09, rev.1; CR388\_PA10, rev.0;  
552/22/NMA/PL10.08; 552/22/NMA/PL1000; 552/22/NMA/PL1001; Arboricultural Impact

Report, 3rd October 2024; Arboricultural Method Statement, 1st October 2024; Cover Letter, 10th October 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 2 of planning permission 2022/1962/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:

552\_22\_FUL\_PL10.00\_Proposed Floor Plans, 552\_22\_FUL\_PL10.01\_Proposed Elevations, 522\_22\_FUL\_PL10.02\_Proposed Sections A-A & B-B, 522\_22\_FUL\_PL10.03\_Lower Ground & Ground Floor Comparison Plans, 522\_22\_FUL\_PL10.04\_First Second Floor & Roof Comparison Plans, 522\_22\_FUL\_PL10.05\_Front & Rear Comparative Elevations , 522\_22\_FUL\_PL10.06\_Side & Flank Comparative Elevations, 522\_22\_FUL\_PL10.07\_Comparative Sections A-A & B-B, 552\_22\_NMA\_PL10.08\_Proposed Front Street Scene, 522\_22\_FUL\_PL10.09\_Demolition Plans, 552\_22\_FUL\_PL10.10\_Visual Illustrations, 552\_22\_NMA\_PL1000\_Proposed Site Plan - Lower Ground Floor - October 24, 552\_22\_NMA\_PL1001\_Proposed Site Plan - Ground Floor- October 24

RF90538 SK002C, RF90538 SK001C, CR388 Sketch Plan (Rev 4), CR388\_PA07 (rev 5), CR388\_PA08 (rev 4), CR388\_PA09 (rev 1), CR388\_PA10 (rev 0), Revised Brick Samples docs

Supporting documents: Cover Letter (18/05/2023), Cover Letter (10/09/2024), Noise Assessment (28/04/2022 Rev 2), Air Quality Assessment (02/05/2023), Daylight and Sunlight Study (May 2023), Ecological Statement (May 2023), Energy and Sustainability statement (May 2023), Heritage Statement (2023), Design and Access Statement (April 2023), AIA (HGH/61RDR/AIA/02c) (03/10/2024), AMS(HGH/61RDR/AMS/02LR) (01/10/2024), Surface Flow and Flooding Basement Impact Assessment (22023-RP-FRA-01 C03), Vincent and Rymill Basement Impact Assessment (May 2023), Ground Investigation Report and Basement Impact Assessment September 2023).

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule

Reason:

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

Informative(s):

1 Reason for granting approval:

The applicant is seeking to amend condition 2 of the approved planning permission, 2022/1962/P. The proposed amendments include changes to the landscaping in the front and rear garden.

With respect to the front garden, two trees are proposed to be removed (a category C Sweet Chestnut and a category C Holm Oak) and replacement landscaping is proposed (including an Acer campestre and a Carpinus betulus multi-stem tree). In the rear garden, two new trees are proposed.

The proposal, which includes revised landscaping plans, and revised arboricultural impact and method statements have been reviewed by Council's Trees and Landscape Officer who considers the proposed changes acceptable. The amendments would therefore not have any material impact on trees. The proposed replacement trees would be secured by existing condition 4 which requires landscaping to be carried out in accordance with approved landscaping details within a specified timeframe.

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

The full impact of the scheme as already been assessed by virtue of the planning permission granted on 13/12/2023, under reference 2022/1962/P. In the context of the permission scheme, it is considered that the amendments would not have any material effect on the approved development in terms of trees, appearance or neighbour impact or 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 to 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 13/12/2023 under reference number 2022/1962/P, and non-material amendment granted on 06/11/2024 under reference number 2024/4394/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 the typed name.

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](http://www.camden.gov.uk/planning).