

Application ref: 2024/4754/P
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Date: 17 January 2025

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Cannon Morgan & Reinberg Partnership
2 Stagenhoe Bottom Cottages
Lilley Bottom Road
Hitchin
SG4 8JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**99A Camden Mews
London
NW1 9BU**

Proposal: Amendments to regularise the works as built on-site in regard to the roof extension approved under planning permission 2023/1409/P dated 18/07/2024.

Drawing Nos: 2486/1/A3 2, 2486/1/3, 2486/1/4D, 2486/1/A3 6, 2486/1/A4 7, 2486/1/A4 8, 2486/1/A4 9, 2486/1/A4 10

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 2486/1/A3 2, 2486/1/3, 2486/1/4D, 2486/1/A3 6, 2486/1/A4 7, 2486/1/A4 8, 2486/1/A4 9, 2486/1/A4 10.

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

Informative(s):

- 1 Approval is sought for a non-material amendment to planning permission 2023/1409/P dated 18/07/2024, to regularise and correct the drawings. This application seeks to regularise the discrepancies between what was approved and what has been built on-site.

It is noted that the approved drawings showed the rear wall of the extension would be set in slightly above the existing rear wall, however this has been built with a slight overhang at the rear of the building. The set-back adjacent to the roof terrace of No.99 was also missing but this has now been largely corrected as part of the ongoing construction works. Only a small protrusion remains to the rear where the flank wall joins the rear wall. This is considered minor in nature and acceptable. The site has been inspected by the Planning Enforcement Officer and the works are not considered to have a material detrimental impact on the site or surrounding sites.

In terms of neighbour amenity, the increase in extension footprint and/or height is minor in nature and does not result in any material negative impact in terms of outlook, loss of light, or overlooking to surrounding properties.

Two objections were submitted as consultation responses and are addressed in the Consultation Summary.

Overall, the retrospective changes are considered non-material, and the Council do not consider the works on site to have a material negative impact on the host building, the mews of which it is a part, or the wider Camden Square Conservation Area. For this reason, the regularisation of the works on site, via replacement drawings, is granted.

- 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 18/07/2024 under reference number 2023/1409/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



Daniel Pope

Chief Planning Officer

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