

Application ref: 2024/5036/P
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Cityscape PA
6 Spencer Way
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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:

33 Theobald's Road
London
WC1X 8SP

Proposal: Amendment of route of ductwork (retrospective) as approved under planning permission ref 2022/4203/P dated 12/04/2024 for 'Installation of extract flue on rear elevation and retention of existing AC units on single storey rear extension'.

Drawing Nos: Superseded: 19/139/003 A
Proposed: 19/139/004 A.

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 2022/4203/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: 19/139/001, 19/139/002, 19/139/004 rev A, Noise Impact Assessment dated 15th March 2023 Issue 02, Fan Services Commercial Kitchen Extraction and Ventilation Experts dated 22/09/2022.

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

Informatives:

1 Reasons for granting approval of details.

The parent permission included the erection of an extraction flue on the rear elevation of the part of the property on Theobald's Road. Retrospective consent for a minor alteration to the route of the ductwork is sought.

Amendments of a minor nature are proposed, the re-routing of the extract flue to leave the property closer to the rear façade of the property. The new position is more efficient, removes the need for a longer horizontal element and means less of the flue is visible. The duct would be identical in diameter and appearance to the original approved design and would not materially alter the scheme's appearance or impact. Subsequently this change is considered to be non-material in terms of design and appearance to the rear façade.

There would be no additional material amenity impact. The Council's Environmental Officer has reviewed the amendment and confirms that there change has no negative impact on the operation of the system already approved.

Overall, the proposed changes are considered negligible and would not affect neighbour amenity; as such it is considered the proposal can be regarded as a non-material variation of the approved scheme. The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2022/4203/P dated 12/04/2024.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12/04/2024 under reference number 2022/4203/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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