

Application ref: 2025/0595/P
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Date: 25 February 2025

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Studio Three Architects
31 Percy Street
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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:

**13-15
John's Mews
London
Camden
WC1N 2PA**

Proposal: Alterations including changes to rooflights, removal of 2no. roof access hatches and provision of obscured glazing to rear dormer window as non-material amendments to planning permission ref. 2024/1876/P dated 03/07/2024 for the 'Erection of mansard roof extensions with front and rear dormers, rooflights, green roofs and solar panels. Fenestration alterations to front and rear elevations.'

Drawing Nos:

Superseded: A_2001 P1, A_2101 P1

Revised: A_2001 P2, A_2101 P2

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 2024/1876/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-

Existing: A0200 P1, A_2001 P1, A_2101 P1, A_0600 P1, A_0601 P1, A_0700 P1, A_0701 P1, A_0800 P1

Demolition: A_1400 rev P1, A_1401 rev P1, A_1500 rev P1, A_1501 rev P1

Proposed: A_2001 P2, A_2101 P2; A_2100 P1; A_2200 P1

Documents: Daylight and Sunlight Assessment dated February 2024 by T16 Design, Heritage Statement dated May 2024 by AHP, Design & Access Statement dated May 2024 by Studio Three, Energy Assessment dated 21/02/2024 by Eight Versa.

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

Informative(s):

1 Reason for granting approval-

The proposed amendment relates to changes made to the internal layout in terms of the creation of an ensuite bathroom on the second floor. As a result, the rear second floor dormer window at no.13 will have obscured glazing to provide privacy. The proposed changes to the roof design include the removal of the two access hatches and a change to the form of the rooflight windows, from rectangular to square. Both these alterations are minor and not visible in any public views. There will be no detrimental impact on the appearance of the host building or neighbouring amenity.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2024/1876/P.

In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 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 03/07/2024 under reference number 2024/1876/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 centered below the closing. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer

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Just go to www.camden.gov.uk/planning.