

Application ref: 2025/0861/P
Contact: Sarah White
Tel: 020 7974 5213
Email: sarah.white@camden.gov.uk
Date: 17 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Kate Davies
Flat A
111 Chetwynd Road
London
NW5 1DA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Flat A
111 Chetwynd Road
London
NW5 1DA

Proposal: Amendments to planning permission 2023/2096/P dated 19/02/2024 (for: Erection of single storey rear and side infill extension to ground floor flat) NAMELY, changes to size and location of windows and doors to single storey rear and side infill extension

Drawing Nos: SUPERSEDED: 383/02/200 (P07); 383/02/201 (P07); 383/02/202 (P07); 383/02/400 (P07).

Proposed: 383/03/200 (P07); 383/03/201 (P07); 383/03/202 (P07); 383/03/400 (P07); 383/03/500 (P07).

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 2023/2096/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:

Location Plan; 383/01/200 (P03); 383/01/201 (P03); 383/01/202 (P03); 383/01/400 (P03); 383/03/200 (P07); 383/03/201 (P07); 383/03/202 (P07); 383/03/400 (P07); 383/03/500 (P07); Tree Survey and Arboricultural Impact Assessment ref. 23_5837_08_19 dated 18/09/2023 by ROAVR GROUP; Design and Access Statement prepared by My-architect dated July 2023; Impact Assessment prepared by Sunlight Assessments UK (received 13/02/2024)

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

Informative(s):

1 Reasons for granting permission:

Planning permission (ref 2023/2096/P) was granted on 19/02/2024 for the erection of single storey rear and side infill extension to ground floor flat. The current application seeks amendments to the approved scheme as follows: the replacement of the rear bi-fold doors with bi-folding windows, the repositioning of a door on the side elevation, removal of a roof light and adjustment of the size of the window facing the courtyard.

The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building or proposed alterations. They would not have any material impact on the character and appearance of the host property or the Conservation 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 has already been assessed by virtue of the previous approval granted on 19/02/2024 under ref. 2023/2096/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as non-material variation of 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 19/02/2024 under reference number 2023/2096/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 a faint rectangular stamp.

Daniel Pope
Chief Planning Officer

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