

Application ref: 2025/0719/P  
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Date: 19 March 2025

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Emma Bodie  
85 Herne Hill Road  
SE24 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**53 Burghley Road**  
**London**  
**NW5 1UH**

Proposal: Amendments to planning permission ref. 2023/3561/P dated 25/10/2023 (for:  
Erection of single storey infill rear extension and new fenestration at rear ground floor)  
NAMELY, changes to fenestration on the rear extension

Drawing Nos: SUPERSEDED: 22010-704, 22010-703

PROPOSED: 22010-704 REV B, 22010-703 REV B

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  
2023/3561/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:

Site Location Plan 22010-700, 22010-701, 22010-702, 22010-703 rev B, 22010-704 rev B, Planning Statement

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

Informative(s):

1 Reason for granting approval:

This application seeks to amend the fenestration to the rear elevation of the single-storey ground floor rear extension that was approved under ref 2023/3561/P.

The changes involve the removal of the concrete cill below the windows to allow for bi-fold timber doors to be installed, and the installation of a timber casement high-level window to the brick portion of the rear elevation of the extension. The materials and design would match the fenestration previously approved.

The changes, in the context of the scheme, are minor in nature and would remain in keeping with the design of the approved extension. The changes would have limited visibility given the siting and would not detract from the overall appearance of the host property.

No new amenity issues would arise from the changes when compared to the original application.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 25/10/2023 under ref 2023/3561/P. In the context of the permitted scheme, it is considered that the amendment 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 a 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 25 October 2023 under reference number 2023/3561/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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