

Application ref: 2025/0936/P  
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Date: 2 April 2025

**Development Management**  
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Manea Kella  
39-41 Lonsdale Road  
London  
NW6 6RA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**32 Glenhurst Avenue**  
**London**  
**NW5 1PS**

Proposal: Non-material amendment to planning permission ref. 2023/5213/P dated 28/03/2024 (for: Erection of replacement single storey ground floor rear extension, replacement double glazed timber sash windows, new doors to rear ground floor, alterations to rear dormer, new bike and bin store to front garden and new rooflights to front and rear) Namely, changes from timber to aluminium frames on rear dormer

Drawing Nos: Superseded:

040-MK-P1402

Proposed:

040-MK-P1402-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 2023/5213/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 040-MK-E0100, 040-MK-E0101, 040-MK-E1201, 040-MK-E1203, 040-MK-E1202, 040-MK-E1402, 040-MK-E1401, 040-MK-E1205, 040-MK-E1204, 040-MK-E1603, 040-MK-E1602, 040-MK-E1601, 040-MK-P1204, 040-MK-P1203, 040-MK-P1202, 040-MK-P1201, 040-MK-P0101, 040-MK-P1601, 040-MK-P1402 rev A, 040-MK-P1401, 040-MK-P1205, 040-MK-P1603, 040-MK-P1602, Sash windows details, Sedum roof species, green roof maintenance schedule (Manea Kella), Arboricultural Impact Assessment (TreeReport.Uk.ltd 11/10/2023)

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

Informative(s):

1 Reason for granting approval:

This application seeks to alter the material on the approved casement window on the rear dormer from timber to aluminium. This alteration, in the context of the approved scheme, would not be significant. It would be located to the rear of the property with limited views, and the change would be largely imperceptible.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 28/03/2024 under ref 2023/5213/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 28/03/2024 under reference number 2023/5213/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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