

Application ref: 2025/0164/P
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Date: 14 April 2025

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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:

Flat A
27 Buckland Crescent
London
NW3 5DH

Proposal: Non Material Amendment to planning permission ref: 2021/6021/P dated 22/04/2022 for: "Side infill and rear extension at lower ground floor level with rooflight, green roof and roof terrace above, new door and window to side passage.", namely for alterations to the proposed rear extension fenestration, lowering height of the rear extension through additional excavation, addition of green roof, and reduction in size of rear terrace.

Drawing Nos: Superseded:

1214-E2-0100 Rev. P02; 1214-E2-0111 Rev. P02; 1214-E2-0112 Rev. P02; 1214-E2-0113 Rev. P02; 1214-E2-0120 Rev. P02; 1214-E2-0121 Rev. P02; 1214-E2-0130 Rev. P02; 1214-E2-0131 Rev. P02; 1214-E2-0132 Rev. P02; 1214-E2-0150 Rev. P02; 1214-E2-0150 Rev. P02; 1214-E2-0151 Rev. P02;

Proposed:

BC.27-ZZ-PL-20.07 Rev:H ; BC.27-29-SP-A-30.01 Rev:J

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

2021/6021/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 drawings:

1214-E2-0001 Rev. P02;; 1214-E2-0011 Rev. P02;
1214-E2-0012 Rev. P02; 1214-E2-0013 Rev. P02; 1214-E2-0020 Rev. P02;
1214-E2-0021 Rev. P02; 1214-E2-0030 Rev. P02; 1214-E2-0031 Rev. P02;
1214-E2-0032 Rev. P02; 1214-E2-0050 Rev. P02; BC.27-ZZ-PL-20.07 Rev:H ;
BC.27-29-SP-A-30.01 Rev:J ; Design, Access and Heritage Statement dated
March 2022

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

Informative(s):

- 1 Reason for granting approval:
Reason for Granting Approval:

Full planning permission (ref. 2021/6021/P) was granted on 22nd April 2022 for the following development: 'Side infill and rear extension at lower ground floor level with rooflight, green roof, and roof terrace above, new door and window to side passage.'

The proposed non-material amendments include repositioning the sliding door and oriel window, reducing the size of the sliding door, and modifying the oriel window to have three glazed sides. The extension's roof levels have been lowered, and a green roof has been added over the utility/office area with a 150mm upstand. The installation and maintenance of the green roof are covered by an existing condition. The flat roof over the entrance has been removed, along with the rear brise soleil.

Additionally, the proposed lowering of the rear extension through excavation is not considered to constitute a material change and remains within the scope of a non-material amendment. This adjustment does not materially alter the approved design and continues to align with the planning principles previously established.

The addition of the green roof over the utility/office area enhances the sustainability of the development and improves the site's visual impact. It also contributes positively to biodiversity, helping to mitigate the environmental impact of the development. The removal of the rear terrace, which is now considered unnecessary, does not introduce any new material planning concerns and is acceptable in its reduced form.

The proposed amendments are considered minor in nature and do not materially alter the form, scale, or overall impact of the approved development. The repositioning of the sliding door and oriel window, along with their size modifications, are modest adjustments that do not significantly affect the appearance or function of the extension. The lowering of the roof levels, in

conjunction with the addition of a green roof over the utility/office area with a 150mm upstand, represents an improvement in sustainability without causing any adverse visual or amenity impacts. The removal of the flat roof over the entrance and the rear brise soleil further refines the design without introducing any material planning concerns.

The proposed changes do not affect the character of the approved scheme, nor do they introduce any new considerations that would impact the surrounding area or neighbouring properties. The full impact of the development was already assessed as part of the previous approval, and the amendments do not result in any material planning harm.

Having reviewed the proposed amendments, it is considered that they constitute a non-material variation of the approved scheme and can therefore be approved under the provisions of Section 96A of the Town and Country Planning Act 1990.

- 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 22/04/2022 under reference number 2021/6021/P dated 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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.