

11 November 2016

Development Control
Camden Council
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam

NON-MATERIAL AMENDMENT APPLICATION
2015/5912/P - 15 BUCKLAND CRESCENT, LONDON NW3 5DH

Further to recent discussions with officers in relation to the above scheme, on behalf of our client, Mr A Marsoni, we hereby submit a non-material amendment application in relation to the above planning permission re 2015/5912/P.

Our submission comprises the following documentation:-

1. Completed pre-application form;
2. This covering letter;
3. Approved First floor plan drawing ref 1090 APL 003 rev A
4. Proposed replacement First floor plan drawing ref 1307 AGA 003 rev K
5. Application fee of £195 (online payment).

Background

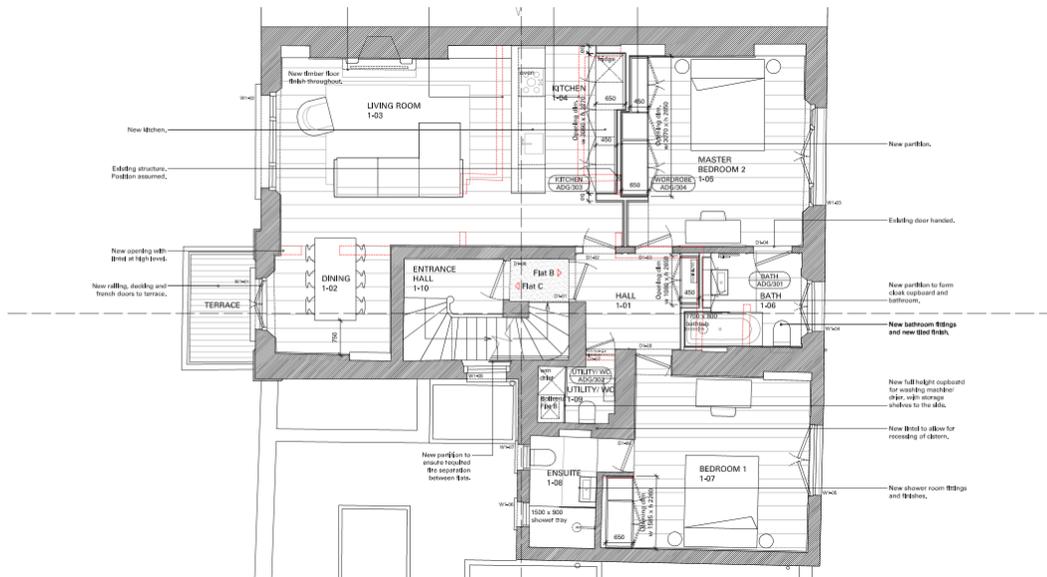
The applicant has successfully applied for *“Reconfiguration of internal layouts and reversion of property from 2 no flats (granted certificate of lawful use ref 2014/5692/P) back to 3 no flats”*, permission for which was granted in October 2016 (ref 2015/6912/P).

The applicant is now moving forwards with the construction of the scheme and wishes to amend the layout of the approved first floor flat in order to create a more comfortable arrangement, which involves this flat being altered from 3 bed to 2 bed.

This minor change to the scheme is internal and therefore there is no impact upon the appearance of the building. No additional floorspace is created and the proposal has no impact upon the number of units proposed or the original description of development.



Approved First Floor Layout



Proposed First Floor Layout

Non-Materiality

It is the applicants view that, based on the nature of the proposed change, the extension of the basement further beneath the house to the extent proposed would constitute a non-material amendment to the approved scheme, for the following reasons:

- There is no overall effect on the planning permission or original description of development;
- The change is not material to any development plan policy (in fact provision of 2 bed accommodation is prioritised);
- The proposed change is insignificant in terms of its scale in relation to the original proposal (and is indeed below the footprint of the building);
- It would not result in a detrimental impact visually or in terms of amenity;
- No third parties would be affected by the change;
- No conditions would be affected by the change.

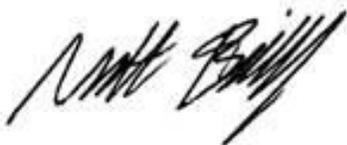
Conclusion

For the reasons outline above it is considered that the proposed change is non-material and that approval should be granted for the amendment accordingly.

This is an important matter for our client and we would therefore be grateful to maintain a dialogue with you throughout your processing of the application. We look forward to receiving your validation letter as soon as possible, but if you have any queries, or require printed versions of the plans or further information, please do not hesitate to contact us.

Thank you for your anticipated assistance with this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Matt Bailey', written in a cursive style.

Matt Bailey
Director

Encl.