

Mr Charlie Martin
27 Marquis Road
London
NW1 9UD

Application Ref: **2017/1562/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

8 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
27 Marquis Road
London
NW1 9UD

Proposal: Relocation of rooflights approved under planning permission 2016/5917/P dated 10/01/2017 (for the erection of single storey outbuilding in the rear garden).

Drawing Nos:
Revised plan: Drawing 10
Superseded plan: Drawing 4

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 **REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans: OS Extract; Drawing 1; Drawing 2; Drawing 3; Drawing 10; Drawing 5; Drawing 6; Drawing 7; Drawing 8; Drawing 9.



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

- 2 The development hereby permitted must be begun not later than the end of three years from the date of the original permission (2016/5917/P dated 10/01/2017).

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 Details of the green roof (as approved under application 2017/1484/P dated 28/04/2017) shall be implemented in accordance with the approved details. The building shall not be used until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The outbuilding hereby permitted shall be used only for ancillary purposes, and shall not be used for any other purposes, including use as a self-contained residential unit, or for business purposes.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1, CS5, CS6, DP2, DP5, DP6 and DP26 of the London Borough of Camden Local Development Framework Core Strategy.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 Reason for granting NMA:

The amendment to the approved scheme, namely the repositioning of the consented rooflights, is minor and similar in nature to the original proposal. As such, it is considered that the alteration would not materially impact on the appearance of the building or amenity of nearby residential occupiers.

The proposed change does not conflict with the development plan policies; cause a need for new or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage.

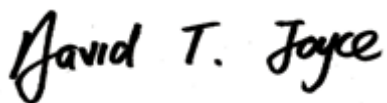
The full impact of the scheme has already been assessed by virtue of the previous approval reference 2016/5917/P dated 10/01/2017. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. It is considered that the change is relatively minor in the context of the approved scheme and can therefore be regarded as a nonmaterial variation of the approved scheme.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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