

London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

09 March 2018

Our Ref: **3439**

Dear Ms Smith,

Application for Non-Material Amendment to Planning Permission 2017/2223/P - 1 Boscastle Road, London, NW5 1EE

We are pleased to enclose on behalf of our client, an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to planning permission 2017/2223/P for the erection of a mansard roof extension and installation of balustrade at roof level; replacement of existing two storey rear extension with single storey extension with terrace above, single storey side infill extension between existing detached garage and main house; removal of side extension; and other external alterations granted 31/08/17 at 1 Boscastle Road, London, NW5 1EE.

The National Planning Practice Guidance sets out guidance for the consideration of non-material amendments to planning permissions. Section ID: 17a states that regard should be had to the effect of the change, together with any previous non-material amendments made, on the planning permission as originally granted. Non-material amendments are dependent on the context of the overall scheme.

The development approved under planning permission 2017/2223/P comprised:

- Demolition of existing rear extension and erection of new single storey extension with crittal glazed doors, skylight and roof terrace above with traditional balustrading
- Erection of timber infill link between house and garage with skylight and modernisation of rear façade of garage
- Re-instatement of historic parapet with bottle balustrading and construction of traditional mansard behind parapet with timber dormer windows
- Installation of new window at first floor level on North elevation

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Director
Katie Turvey

Consultant
Caroline Dawson

Associates
Sally Arnold | Rob Scadding | Heather Vickers | Alan Williams | David Williams

The proposed changes to the approved drawings are:

- Amend the door on the infill link extension so that it is flush with the ground
- Reduce the size of the window on the infill extension at the rear (previously at full height)
- Minor increase (230mm) to the height of the infill extension on the rear elevation only to ensure sufficient internal head height
- Replace the ground floor crittal window on the new extension to a traditional sash window
- Amend the opening elements of the crittal glazed doors on the rear elevation so that it matches the approved floor plan (regularises an inconsistency on the approved plans)
- Introduction of a flush skylight on the mansard roof

The following drawings are submitted with this application to replace approved drawings as set out below:

Approved Drawings	Amended Drawings
Approved Ground Floor Plan – 17000-P-102-P2	Proposed Ground Floor Plan – 17000-P-102-P3
Approved Roof Plan – 17000-P-104-P2	Proposed Roof Plan – 17000-P-104-P3
Approved Roof Plan (2) - 17000-P-105-P2	Proposed Roof Plan (2) – 17000-P-105-P3
Approved Front Elevation – 17000-E-200-P2	Proposed Front Elevation – 17000-E-200-P3
Approved North Elevation - 17000-E-201-P2	Proposed North Elevation – 17000-E-201-P3
Approved South Elevation - 17000-E-202-P2	Proposed South Elevation – 17000-E-202-P3
Approved Rear Elevation - 17000-E-203-P3	Proposed Rear Elevation – 17000-E-203-P4

The proposed changes are small in scale in the context of the overall permission and will not impact local amenity or neighbour amenity. The proposed changes to the fenestration are all located at ground floor level and involve either a reduction in the size or style of window.

The proposed roof light in the mansard roof will be flush and concealed behind the approved balustrade, so would not affect the property’s appearance or have any harmful impact on the amenities of neighbours.

It is therefore respectfully requested that approval is granted for non-material amendments to the main permission.

In addition to the revised drawings we also enclose the completed application form. The fee of £34 has been paid via the Planning Portal.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GG', with a small horizontal line extending to the right.

Georgia Goff

Assistant Planner

Planning Potential

London Office