

Mr Mehule Patel  
Carlisle Place Ventures Limited t/a  
OPUN  
The Leathermarket, Unit 12 G 2  
Weston Street  
London  
SE1 3ER

Application Ref: **2019/0411/P**  
Please ask for: **Nora-Andreea  
Constantinescu**  
Telephone: 020 7974 **5758**

28 March 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**23 Cliff Villas  
London  
NW1 9AT**

Proposal: Change from render to brick on front elevation at second floor level as granted under application reference no 2017/1653/P dated 25/05/2017 for creation of second floor extension and mansard on top all to dwelling house (Class C3)

Drawing Nos: Superseded: PL-004  
Replacement: 11-011-PL-004 (REV 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 purpose of this decision, condition 2 of planning permission 2017/1653/P dated 25/05/2017 shall be replaced with the following condition:

### **REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:



10-001, EX-001, EX-002, EX003, EX-004, EX-005, PL-001, PL-002, PL-003, PL-005, Design & Access Statement ref 11-11; 11-011-PL-004 (REV A)

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

#### Informatives:

##### 1 Reasons for granting permission:

Planning permission was granted on 25/05/2017 under reference number 2017/1653/P for "Erection of additional storey at second floor level with mansard roof at third floor level following removal of second floor mansard and third floor lantern extension to dwelling house (Class C3)."

The resulting building as granted permission has four storeys including the mansard. The proposed second floor level was granted permission with rendered front elevation and brick along the side elevation. As seen on the front elevation, the second floor level expands only with a height of 2.2m with three large timber sash windows. The adjacent neighbouring buildings are characterised by rendered lower ground and ground floor levels and London stock brick at upper floors. The proposed alteration would result in the base of the application building being rendered and the second floor with exposed London stock.

The current non-material amendment application seeks to change the appearance of the second floor extension from render to brick only on the front elevation. In the context of the parent planning application, the dimensions, projection, and details of the extension of the second floor level and mansard would remain the same as previously granted, except for the appearance of the front elevation of the second floor level. The proposals would be consistent with the existing character and appearance of the streetscene and wider area.

The application site is a corner building with the flank wall being greatly visible from Camden Park Road, and this was granted permission to be brick. It is considered that the proposed change would be visible on just a small portion of the resulting building and therefore the alteration would not be a material change to the appearance of the overall scheme.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.


The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2017/1653/P dated 25/05/2017. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

##### 2 You are advised that this decision relates only to alterations to the previously approved demolition and shall only be read in the context of the substantive

permission granted on 25/05/2017 under planning application reference number 2017/1653/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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