

William Kumar  
Five Development Consultancy LLP  
43 Athenaeum Road  
Whetstone  
London  
N20 9AL

Application Ref: **2019/1236/P**Please ask for: **Nora-Andreea  
Constantinescu**  
Telephone: 020 7974 **5758**

29 March 2019

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**105 Queen's Crescent  
London  
NW5 4EY**

Proposal: Amendments to the brick materials as granted under application reference no 2018/5233/P dated 26/02/2019 for conversion from 2 self-contained flats into a single family dwellinghouse, including demolition and rebuild of the existing rear two-story extension, to include terrace at second floor level and new steps into the rear garden, replacement of windows at roof level.

Drawing Nos: Superseded: Bricks specifications - PTERSEN D91; D96; D71.

Replacement: Bricks specifications - PTERSEN D91; D96; D73.

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, conditions 2 and 3 of planning permission 2018/5233/P dated 26/02/2019 shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**

All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture to those of the existing building, as specified in the



current submission by the proposed bricks blend specifications - PTERSEN D91; D96; D73.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

#### REPLACEMENT CONDITION 3

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

113.101PL; 113.102PL; 113.103PL; 113.104PL; 113.201PLA; 113.202PL; 113.203PLB; 113.204PLB; Owner Confirmation of residence dated 14/02/2019; Bricks specifications - PTERSEN D91; D96; D73.

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

#### Informative(s):

##### 1 Reasons for granting permission:

Planning permission was granted on 26/02/2019 under reference number 2018/5233/P for "Conversion from 2no. self-contained flats into single family dwellinghouse, including demolition and rebuild of the existing rear two-storey extension, to include terrace at second floor level and new steps into the rear garden, replacement of windows at roof level."

Under the parent planning application the materials to be used for rebuilding the two-storey rear extension were secured by condition 2, for three types of bricks PETERSEN D91, D96 and D71, to be mixed within a blend.

The current non-material amendment application seeks to replace PETERSEN brick D71 to PETERSEN brick D73 within the brick blend, whilst PETERSEN D96 and D91 would remain the same. In the context of the parent planning application, the dimensions, projection, and detailed design of the two-storey extension, will remain the same as previously granted, except for one type of brick within the blend which is proposed to be changed with a slightly darker tone with shades of yellow and grey.

The proposed brick replacement is considered to have a non-material impact to the rear extension as granted consent in the context of the parent planning application, given that the overall appearance of the extension would remain the same as granted, with the blend of bricks which picks upon the character and appearance of the terrace row.

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 2018/5233/P dated 26/02/2019. 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 26/02/2019 under planning application reference number 2018/5233/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 positioned above the name and title of the signatory.

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](http://www.camden.gov.uk/planning).