

Application ref: 2020/1422/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 22 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Design Squared Ltd
International House
Canterbury Crescent
Brixton
London
SW9 7QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**9 Chalcot Gardens
London
NW3 4YB**

Proposal: Amendments involving reduction in glazing on side elevation of single storey rear extension and reduction in size of rooflight above, as approved under planning permission 2019/5738/P, dated 09/03/2020 (for: single storey rear extension; alterations to openings on side elevations)

Drawing Nos: Revised plans: 862-P-101; 862-P-102; 862-P-201

Superseded plans: A-3-1001 Rev A; A-3-1002 Rev B; A-3-2001 Rev A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 purposes of this decision, Condition No. 2 of planning permission 2019/5738/P, dated 09/03/2020, shall be replaced with the following condition:
REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: A-1-1001; A-1-1003; A-1-2001; A-1-2002; A-1-2003; A-3-2002 Rev A; A-3-2003; 862-P-101; 862-P-102; 862-P-201; Design & Access Statement (undated)

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

Informative(s):

1 Reasons for granting approval-

This application seeks to make changes to planning permission reference 2019/5738/P, dated 09/03/2020, to allow for a reduction in glazing on the side elevation of the single storey rear extension and a reduction in the size of the rooflight above.

The reduction in glazing on the side elevation (facing towards No. 10 Chalcot Gardens) would not significantly impact on the overall design of the proposed extension and would be beneficial to the neighbouring property in terms of potential lightspill / overlooking. The reduction in size of the rooflight above the new extension is considered to be acceptable insofar as this element is only visible from residential properties on the upper levels and a reduction in size is likely to be beneficial in terms of potential lightspill.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes can be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive planning permission reference 2019/5738/P, dated 09/03/2020, 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



Daniel Pope
Chief Planning Officer

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