

[REDACTED]
25 March 2020

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
Mount Tyndal, Spaniards Road, London, NW3 7JH
Non-Material Amendment to planning permission 2018/6318/P; namely to alter the subdivision between the two approved flats

On behalf of the applicant, Alex and Tania Bard, we hereby submit a Non-Material Amendment (NMA) to planning permission 2018/6318/P; namely to alter the subdivision between the two approved flats.

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Amendment sought

Planning Permission 2018/6318/P was permitted on the 17th March 2020 for:

'Conversion of 1x6bed flat into 2x 3bed self-contained flats.'

The applicant has reviewed the scheme and would like to adjust the subdivision between the two approved flats.

As approved Flat 1 measures 251.6 sqm and Flat 2 measures 235.8 sqm (GIA). Cycle parking is secured within the basement.

Under the proposal Flat 1 will measure 321.4 sqm and Flat 2 will measure 166 sqm. Cycle parking requirements remain as existing and are unaffected by the proposals. Flat 1 will be provided as a 4 bedroom home, Flat 2 will remain a spacious 3 bedroom home.

The proposal seeks to exchange approved plan 2001 with 2001A.

Assessment of NMA

It is considered that the changes represent a non-material alteration to the planning permission given

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the scope of the permission and scale of the development. We consider that the proposed amendments are acceptable when considered against the following key tests:

1. Is the change material to any development plan policy?

Answer NO. The land use is established and does not alter under these proposals. The NMA continues to provide family sized accommodation which meets the London Plan space requirements. The proposal requires no external alterations or changes to the secured cycle parking facilities.

2. Is the proposed change significant in terms of its scale in relation to the original approval?

Answer NO. The proposal remains for two family sized dwellings.

3. Would the proposed change result in a detrimental impact either visually or in terms of amenity?


Answer NO. No external alterations are proposed. The reconfiguration does not impact on privacy within the site.

4. Would the interest of any third party or body that in or were informed of the original decision be disadvantaged in any way?

Answer NO.

We trust the submitted information is satisfactory for validation and we look forward to a swift and positive determination. Should you wish to discuss the proposal however, or require anything further please do not hesitate to contact the undersigned.

Yours sincerely,



Oliver Coleman
BA (Hons), MSc, MRTPI

For and on behalf of
Rolfe Judd Planning Limited