

Application ref: 2020/2088/P  
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Date: 22 June 2020

**Development Management**  
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CCASA Architects  
175 Graham Road  
London  
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Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**55 Dartmouth Park Road**  
**London**  
**NW5 1SL4**

Proposal: Increase the size of the rooflight to rear extension and reduce area of green roof, approved under planning permission 2019/6242/P dated 12/03/2020 for the erection of a part single, part two storey rear extension at lower ground and ground floor, following demolition of the existing lower ground and ground floor rear extension; changes to the side and rear fenestration; replacement front boundary wall with metal railings and gate; replacement steps and pavement in front garden; installation of a glazed canopy along the side boundary of dwelling house.

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.3 of planning permission 2019/6242/P 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- 1939\_PA-01\_03; 1939\_PA-02\_03; 1939\_PA-03\_02; 1939\_PA-06\_01; PA-04\_05; PA-05\_02.

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

Informative(s):

1 Reason for granting approval-

The current application seeks to amend the previously approved plans by increasing the size of the rooflight to ground floor rear extension and reducing the green roof area. The proposal would still retain green roof area to the ground and first floor roofs. The proposed alterations would not cause harm to the character and appearance of the proposal, nor would it compromise the overall quality or architectural integrity of the scheme.

Given the siting and nature of the works, there would be no harmful neighbouring amenity impacts as a result of the amendments.

The proposed amendments are considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original proposal.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: 2019/6242/P dated 12/03/2020. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12/03/2020 under reference number 2019/6242/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



Daniel Pope  
Chief Planning Officer

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