

Application ref: 2020/2831/P
Contact: Josh Lawlor
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Date: 26 August 2020

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RML Architecture Ltd
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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:

Garden Flat
31 Dennington Park Road
London
NW6 1BB

Proposal: Lowering of roof of single storey lower ground floor rear extension as granted planning permission ref. 2018/5125/P on 16/01/2019

Drawing Nos: Proposed: 3519-101_PD, 3519-002_PD
Superseded: 3519-101_PC, 3519-002_PC

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 2018/5125/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- 3518-E-01, 3518-E-02, 3518-E-03, 3519-001_PB, 3519-101_PD, 3519-002_PD

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

Informative(s):

1 Reason for granting approval:

The amendment to the approved extension would involve the reduction in roof height from 3m to 2.4m. This reduction in height would reduce the scale of the extension thus having less impact on the host building. The extension would appear more subservient to the building which is considered to be an improvement to the original approval.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 16/01/2019 under reference number 2018/5125/P. In the context of the approved 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 are relatively minor in the context of the approved scheme and can therefore 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/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 16/01/2019 under reference number 2018/5125/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
Director of Economy, Regeneration and Investment

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