

Application ref: 2020/3106/P
Contact: Ben Farrant
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Date: 22 July 2020

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Whiteman Architects
Carlton House
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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:
17 Rochester Square
London
NW1 9SA

Proposal: Alterations to fenestration on roof and side of the single storey rear extension approved by planning permission ref: 2020/0061/P dated 18/03/2020.

Drawing Nos:

Superseded plans: PR_100, PR_101, PR_300, PR_301, PR_400.

Amended plans: PR_100_Rev.A, PR_101_Rev.A, PR_300_Rev.A, PR_301_Rev.A, PR_400_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.3 of permission granted ref: 2020/0061/P dated 18/03/2020, 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: OS_001, OS_002, EX_100, EX_101, EX_300, EX_301, EX_400, PR_100_Rev.A, PR_101_Rev.A, PR_300_Rev.A, PR_301_Rev.A,

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

Informative(s):

1 Reason for granting approval:

It is proposed to replace the previously approved large rectangular rooflight on the new rear extension with 2 smaller circular rooflights in a varied position within the single storey green roof. It is also proposed to replace the previously approved side window with a window of a semi-circular design.

The proposal would result in a minor alteration to the position and the style of the previously consented rooflight. The area of glazing would reduce from 3.4sqm previously approved to 2.7sqm proposed. Given that the previously approved and proposed rooflights would sit within the green roof, the change would not be immediately visible and would not harm the design of the single storey rear extension. Similarly the side facing window would be positioned in the same siting as that previously approved and of a smaller scale. This element would similarly not cause harm to the design of the consented single storey rear extension.

The proposed alterations are considered not to unduly impact on neighbouring amenities above the previously consented situation.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: 2020/0061/P dated 18/03/2020. 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 or neighbour impact. The proposed amendment is 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.

- 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 permission granted ref: 2020/0061/P dated 18/03/2020, 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

Director of Economy, Regeneration and Investment

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