

Application ref: 2020/1638/P
Contact: Joshua Ogunleye
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Date: 22 September 2020

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DP9
100 Pall Mall
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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:
41 Frognal
London
NW3 6YD

Proposal: Amendments (Additional ductwork at roof level to serve existing air handling unit) of planning permission reference 2017/5234/P dated 07/08/2018 for Variation of condition 3 (approved plans) of planning permission reference 2016/4558/P dated 17/05/2017 (for 'Partial demolition and new build behind retained facade comprising a lower ground floor extension; ground, first and second floor extensions to the front, side and rear; first and second floor rear terraces to provide a 7-bedroom single dwellinghouse), namely to vary approved materials and fenestration on all elevations and to extend 1st floor brick front parapet over northern side wing').

Drawing Nos:
SUPERSEDED
(Prefix 14044-) P130 Rev F, P404, P310 Rev G, P311 Rev G, P312 Rev G, P313 Rev G,

REVISED
(Prefix 14044-) P130 Rev G, P404 Rev A, P310 Rev H, P311 Rev H, P312 Rev H, P313 Rev H.

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 2017/5234/P granted on 07/08/2018 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: (Prefix 14044-) P001; X100; X110; 315; 316; 317; 318; P090E; P100E; P101E; P110F; P120E; P130G; P202E; P310H; P311H; P312H; P313H; P800; P801; P404A; MMA application document dated September 2017 by KSR architects.

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

Informative(s):

1 Reason for granting permission

This application relates to a previously approved scheme reference number 2017/5234/P granted on 07/08/2018. The proposal seeks to install additional ductwork and two attenuators to an already approved air handling unit with acoustics enclosure. Officers note that a non-material amendment application for the relocation and amendments to the acoustic enclosure around the AHU was previously considered acceptable under reference 2018/5354/P granted 20 December 2018.

The proposed duct would be located on the host property's roof alongside other roof level plant. The ductwork would be located on the central part of the host property's roof as such would be sufficiently screened from the public realm. The proposed additions would be enclosed by a recessed acoustics screening. The alterations would not be considered to have a material impact on the character and appearance of the host property or streetscene. Given the siting of the changes it is not considered to have an impact on the amenity of neighbouring occupiers or the future occupiers.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2017/5234/P granted on 07/08/2018.

The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 shall only be read in the context of the substantive permission granted on 07 August 2018 under reference number 2017/5234/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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment

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