

Application ref: 2020/4486/P
Contact: Patrick Marfleet
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Date: 28 October 2020

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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:
25 Brocas Close
London
NW3 3LD

Proposal: Amendment to planning permission 2019/4077/P dated 28/10/2019 (for Erection of a single storey rear extension and conversion of existing garage into habitable space), namely to replace the approved window to the existing garage opening by a larger window.

Drawing Nos: Superseded plan: 137_L14_01
Replacement plan: 167 (01) 250 P1

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 2019/4077/P dated 28/10/2019 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: 137_L02_01, 137_L04_01, 137_L12_02, 137_L12_01, 137_L02_02, 137_L01_01, 167 (01) 250 P1, DAS dated August 2019

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

Informative(s):

1 Reason for granting approval

The enlargement of the approved front window at ground floor level is considered to be a minor alteration that would not have a significant impact on the appearance of the front elevation as approved or the character of the surrounding area. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2019/4077/P dated 28/10/2019. 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 changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission 2019/4077/P dated 28/10/2019 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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