

Application ref: 2020/2489/P
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Date: 2 November 2020

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Fisher Cheng
31 Prowse Court
74 Fore Street
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:

Flat A
35 Leighton Grove
London
NW5 2QP

Proposal: Non-material amendments to planning permission ref: 2019/1663/P dated 19/06/2019 for 'Single storey infill extension, new cladding to existing two storey rear extension and replacement outbuilding'; namely to alter the size and position of the windows and doors on rear elevation and outbuilding and alterations to side elevation of infill extension.

Drawing Nos: Superseded Plans:

1125_PL_00_01-Site Location Plan
1125_PL_01_01-Existing and Proposed Site Plan
1125_PL_01_02-Existing and Proposed Lower Ground Floor Plan
1125_PL_01_03-Existing and Proposed Ground Floor Plan
1125_PL_01_04-Existing and Proposed Rear Elevation
1125_PL_01_05-Existing and Proposed Section AA
1125_PL_01_06A-Existing and Proposed Outbuilding (Revised)

Revised Plans:

J20006-FC-A-SL-1000-P-00-PL01-Site Location Plan
J20006-FC-A-EX-1000-P-X-PL01-Existing Plans
J20006-FC-A-EX-2000-E-X-PL01-Existing Elevations
J20006-FC-A-EX-3000-S-AA-PL01-Existing Section AA
J20006-FC-A-EX-3001-S-BB-PL01-Existing Section BB

J20006-FC-A-EX-3002-S-CC-PL01-Existing Section CC
J20006-FC-A-PR-1000-P-X-PL01-Proposed Plans
J20006-FC-A-PR-2000-E-X-PL01-Proposed Elevations
J20006-FC-A-PR-3000-S-AA-PL01-Proposed Section AA
J20006-FC-A-PR-3001-S-BB-PL01-Proposed Section BB
J20006-FC-A-PR-3002-S-CC-PL01-Proposed Section CC

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 2019/1663/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-

J20006-FC-A-SL-1000-P-00-PL01-Site Location Plan
J20006-FC-A-EX-1000-P-X-PL01-Existing Plans
J20006-FC-A-EX-2000-E-X-PL01-Existing Elevations
J20006-FC-A-EX-3000-S-AA-PL01-Existing Section AA
J20006-FC-A-EX-3001-S-BB-PL01-Existing Section BB
J20006-FC-A-EX-3002-S-CC-PL01-Existing Section CC
J20006-FC-A-PR-1000-P-X-PL01-Proposed Plans
J20006-FC-A-PR-2000-E-X-PL01-Proposed Elevations
J20006-FC-A-PR-3000-S-AA-PL01-Proposed Section AA
J20006-FC-A-PR-3001-S-BB-PL01-Proposed Section BB
J20006-FC-A-PR-3002-S-CC-PL01-Proposed Section CC

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

Informative(s):

- 1 Reason for granting approval.

Individually and cumulatively, the changes are considered minor, the changes would consist of the following; Change to position and size of window and door on Lower Ground Floor of rear elevation; Change to position and size of window and door on front elevation of Outbuilding; Internal reconfiguration amendments to Lower Ground Floor Plan and Outbuilding Plan and; the Side wall of Proposed Side Infill Extension to astride party wall line. The previously approved extensions and outbuilding would remain same height, width and depth but for the slight widening of the ground floor infill extension going beyond the shared boundary line.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its appearance, impact on streetscene or impact on neighbour amenities. 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 matters highlighted on the plans and on the application form and shall only be read in the context of the substantive permission granted on 19/06/2019 under reference number 2019/1633/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 centered on the page.

Daniel Pope
Director of Economy, Regeneration and Investment

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