

Application ref: 2020/4377/P  
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2 Providence Yard  
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E2 7RJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**22 South Hill Park Gardens**  
**London**  
**NW3 2TG**

Proposal: Non-Material amendment of planning permission : 2017/5156/P dated 12/09/2019 for Erection of single storey rear extension; conversion of 1x2-bed unit into 2x1-bed units (C3) and associated external alterations including the conversion of two rear first floor windows into french doors with juliet balconies, namely to vary approved materials and fenestration on the front and rear elevation

Drawing Nos:

Superseded: 301 P, 302 P

Plans for approval: 301 A, 302 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 planning permission 2017/5156/P granted on 12/09/2019 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-

00L; 000 (Rev P); 001 (Rev P); 002 (Rev P); 003 (Rev P); 021 (Rev P); 042 (Rev P); 100 (Rev P); 103; 201 (Rev P); 601; 602; Planning Statement (dated September 2017); Design & Access Statement (prepared by CSA, dated 14.09.2017) (Approved 12/09/2019)

301 P, 301 Rev A, 302 Rev A, 900 Rev A, Site Location Plan (Received 22/09/2020)

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

#### Informative(s):

##### 1 Reason for granting approval

The current proposal seeks to introduce revised front and rear elevation treatments to the approved scheme reference 2017/5156/P granted on 12/09/2019. The proposed changes would comprise the installation of replacement front elevation window at first floor level, the omission of a front elevation canopy at ground floor level, together with the replacement of a rear elevation door with a French door at first floor level.

Alterations to the approved front elevation fenestration arrangement would result in the replacement of a casement window with double glazed sliding sash window and the removal of the ground floor canopy. Officers consider the proposed alteration would serve to declutter the front elevation and have an acceptable impact on the character and appearance of the host property and the wider conservation area. Similarly, the installation of a replacement timber door with a double French door on the rear elevation would not have a significant impact on the character and appearance of the host property and surrounding area.

Given the minor scale of the alterations proposed to the front and rear elevations, officers do not consider the proposed works would give rise to adverse overlooking impact on neighbouring properties or result in a loss of light or outlook.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under permission ref. 2017/5156/P granted on 12/09/2019. In the context of the permitted scheme, it is considered that the amendments would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan March 2016, and the National Planning Policy Framework 2019

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12/09/2019 under reference number 2017/5156/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 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer

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