

Application ref: 2020/5548/P
Contact: Adam Greenhalgh
Tel: 020 7974
Email: Adam.Greenhalgh@camden.gov.uk
Date: 11 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

CF.Architects Ltd
South Lodge
Wierton Hill
Boughton Monchelsea
Maidstone
ME17 4JS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**52 Savernake Road
London
NW3 2JP**

Proposal: Non-material amendment to planning permission 2020/1778/P dated 30/09/2020 for 'Erection of ground floor rear/side extension and rear 2nd floor rear extension to accommodate internal lift to all floors, fenestration changes on side elevation, and installation of balustrade around 2nd floor roof terrace' namely:

1. Opening at rear of the ground floor extension to be changed from sliding door and opening window, to swing door with fixed glazing and casement window.
2. Two tall widows to be removed on the East elevation.
3. Change from swing glazed door to sliding glazed door on the East elevation.
4. Timber sash window at rear of first floor study room to be block and two new timber sash window to be proposed.
5. Sliding glazed door at second floor extension to be changed to swing glazed door with fixed glazing.
6. Internal alterations.

Drawing Nos:

Previously approved proposed drawings: 290(P)A: 003 Rev 0 (Proposed Site Plan), 030 Rev 3 (Proposed Ground Floor Plan), 031 Rev 3 (Proposed First Floor Plan), 032 Rev 1 (Proposed Second Floor Plan), 034 Rev 1 (Proposed Roof Plan), 036 Rev 2 (Proposed East Elevation), 037 Rev 2 (Proposed North Elevation), 042 Rev 1 (Proposed Section B-B).

Replacement drawings: 290(P)A: 003 Rev 2 (Proposed Site Plan), 030 Rev 5 (Proposed Ground Floor Plan), 031 Rev 5 (Proposed First Floor Plan), 032 Rev 3 (Proposed Second Floor Plan), 033 Rev 1 (Proposed Third Floor Plan), 034 Rev 1 (Proposed Roof Plan), 035 Rev 1 (Proposed South Elevation), 036 Rev 3 (Proposed East Elevation), 037 Rev 4 (Proposed North Elevation), 042 Rev 2 (Proposed Section B-B).

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

REPLACEMENT CONDITION 3:

The development hereby permitted shall be carried out in accordance with the following approved plans (prefix 290(P)A): 003 Rev 2 (Proposed Site Plan), 030 Rev 5 (Proposed Ground Floor Plan), 031 Rev 5 (Proposed First Floor Plan), 032 Rev 3 (Proposed Second Floor Plan), 033 Rev 1 (Proposed Third Floor Plan), 034 Rev 1 (Proposed Roof Plan), 035 Rev 1 (Proposed South Elevation), 036 Rev 3 (Proposed East Elevation), 037 Rev 4 (Proposed North Elevation), 042 Rev 2 (Proposed Section B-B).

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

Informative(s):

- 1 The application seeks approval for amendments to planning permission 2020/1778/P as follows:
 1. Change from sliding door in rear elevation of ground floor rear extension to a swing door
 2. Two full height windows to be omitted in side (east) elevation of main building on ground floor
 3. Change from swing door in side elevation of ground floor side extension to a sliding door
 4. Change from one timber sash window in rear elevation of study on first floor at rear to two timber sash windows
 5. Sliding door onto roof terrace within second floor rear extension to be changed to swing door
 6. Internal alterations

The proposed alterations would not result in any extensions or additions to the approved scheme. Furthermore the proposed changes, which are primarily to windows and doors, would not materially affect the character or appearance of the approved scheme, the application building or the Conservation Area.

The proposed alterations would have no effect on the amenity of neighbours. No additions are proposed and so there would be no loss of light or outlook for any neighbouring occupiers and the changes to the fenestration, including the formation of two windows in the rear elevation of the study on the first floor at the rear would not give rise to any material loss of privacy at any adjoining sites.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 30/09/2020 under ref 2020/1778/P. 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 and neighbour impact. 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 the following changes as highlighted on the proposed plans listed above and set out in the description and on the application form:

1. Opening at rear of the ground floor extension to be changed from sliding door and opening window, to swing door with fixed glazing and casement window.
2. Two tall windows to be removed on the East elevation.
3. Change from swing glazed door to sliding glazed door on the East elevation.
4. Timber sash window at rear of first floor study room to be blocked and two new timber sash windows to be proposed.
5. Sliding glazed door at second floor extension to be changed to swing glazed door with fixed glazing.
6. Internal alterations.

This consent shall only be read in the context of the substantive permission granted on 30/09/2020 under reference number 2020/1778/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



Daniel Pope
Chief Planning Officer

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