

Application ref: 2020/5577/P
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Date: 17 February 2021

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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:
12 Willoughby Road
London
NW3 1SA

Proposal: Amendment to rear 1st floor windows and 2nd floor balustrades granted planning permission on appeal (ref 2018/1723/P) dated 30/01/2019 for a rear infill extension at 1st floor level with terrace above.

Drawing Nos:

Superseded plans: 026.P.001, 026.P.205, 026.P.206 and 026.P.208.

Proposed plans: 20.03.01, 20.03.02, 20.03.03, 20.03.04 and 20.03.05.

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 2 of planning permission (2018/1723/P) granted on appeal (ref. APP/X5210/W/18/3213545) dated 30/01/2019 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 026.P.101, 026.P.102, 026.P.103, 026.P.104, 026.P.105, 026.P.106, 026.P.107, 026.P.108; 026.P.201, 026.P.202, 026.P.203, 026.P.204, 026.P.207, 026.P.501; 20.03.01, 20.03.02, 20.03.03, 20.03.04 and

20.03.05.

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

Informative(s):

1 Reason for granting approval:

The proposed amendment involves an alteration to the opening method and design of the approved triple sash window at 1st floor level by the installation of a bi-folding window that resembles more closely existing windows located below at upper ground floor (nos. 10, 12 and 14) and with a low frameless glass balustrade at the front for safety purposes. The frame material and colour of the window would remain unchanged. Detailed drawings of the proposed window have been submitted in support of the amendment as required by condition 4 of the appeal decision.

The proposal also involves an alteration to the approved metal railings at 2nd floor through the re-use and installation of a wrought iron balustrade currently located below at 1st floor level.

In the context of the original scheme, the proposed amendments are considered to represent minor alterations that are not materially different to the approved plans and would not harm the appearance of the host building or the character of the wider Hampstead Conservation Area. As such, the amendments do not raise any new issues or alter the substance of the approved scheme, and can therefore be treated as non-material and are considered to be acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval (2018/1723/P) granted on appeal (ref. APP/X5210/W/18/3213545) dated 30/01/2019. In the context of the permitted scheme, it is not considered that the amendment would have any material impact on the appearance of the property or amenity of neighbouring properties.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description, and shall only be read in the context of the substantive planning permission (2018/1723/P) granted on appeal (ref. APP/X5210/W/18/3213545) dated 30/01/2019 and is bound by all the conditions and obligations 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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