

Application ref: 2021/0337/P
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Date: 3 March 2021

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Insideout
5 Reynolds Rd
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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:

30 Chesterford Gardens
London
NW3 7DE

Proposal: Reposition windows and reduce their dimensions as an amendment to planning permission (2020/2720/P) dated 24/08/2020, and as amended (2020/5479/P) dated 12/01/2021, for the installation of 2 new timber framed double glazed windows in west elevation at 2nd floor level.

Drawing Nos: Superseded plans: (DR-03-)002; (DR-05-)001, 002, 003, 004, 200 (dated 13/07/2020) and 200 (dated 18/08/2020).

Plans for approval: DR-03-002 rev C; DR-72-500 rev A; (DR-05-)001 rev B, 002 rev B, 003 rev B, 004 rev A, 202 rev E and 300 rev C.

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 3 of planning permission 2020/2720/P dated 24/08/2020 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: (DR-03-)001, 002 rev C, 500, 501; (DR-05-)001 rev B, 002 rev B, 003 rev B, 004 rev A, 202 rev E, 300 rev C; DR-72-500 rev A.

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

Informative(s):

1 Reason for granting approval:

In the context of the original scheme, the proposed alterations involving the repositioning of both windows in a slightly lower position with reduced dimensions is considered to represent a minor alteration that is not materially different to the approved plans and would not harm the character and appearance of the host building or the wider Redington Froggnal 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 (2020/2720/P) granted on 24/08/2020. In the context of the permitted scheme, it is not considered that the amendment would have any material effect or impact on the amenity of any nearby occupiers or neighbouring properties.

2 You are advised that this decision relates to the changes to the windows only and shall be read in the context of the substantive planning permission (2020/2720/P) dated 24/08/2020 and is bound by all the conditions attached to that permission.

3 It is noted that the dimensions and appearance of the existing adjacent chimney breast that projects outwards from the building on the west elevation and the adjacent downpipe have been shown differently on the submitted drawings. The applicant's attention is drawn to the fact that this decision does not grant permission or constitute consent for any alteration to the projecting chimney breast or downpipe.

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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