

Application ref: 2020/5908/P
Contact: Angela Ryan
Tel: 020 7974 3236
Email: Angela.Ryan@camden.gov.uk
Date: 13 March 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

Thomas Croft Architects
Studio 117
Great Western Studios
65 Alfred Road
London
W25EU
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
28 Redington Road
London
NW3 7RB

Proposal: Non-material amendment to planning permission ref: 2019/6407/P granted on 13/11/2020 for replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration of front porch including limestone finish and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates; and alterations to landscaping; ALTERATIONS are namely enlargement of the front porch with traditional roughcast finish with brick base and traditional limestone details including parapets, steps and arch.

Drawing Nos: Superseded Plans: 100 Rev 1, 101 Rev 1; 102 Rev 1; 103 Rev 1; 104 Rev 2; 120 Rev3; 123 Rev 3; 140 Rev 2;

Approved Plans: 001 Rev P0; 100 Rev 2; 101 Rev 2; 102 Rev 2; 103 Rev 2; 104 Rev 2; 120 Rev 4; 123 Rev 4; 140 Rev 2

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 the planning permission 2019/6407/P dated 13/11/2020 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:

Drawing Nos: 001 Rev P0; 100 Rev 2; 101 Rev 2; 102 Rev 2; 103 Rev 2; 104 Rev 2; 120 Rev 4; 121 Rev 3; 122 Rev 2; 123 Rev 4; 124 Rev 3; 140 Rev 2; 141 Rev 2; 143 Rev 2; 145 Rev 2; 146 Rev 2

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

Informative(s):

1 Reasons for granting permission.

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

On 13/11/2020 permission was granted for the Replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration of front porch including limestone finish and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates; and alterations to landscaping. (ref: 2019/6407/P).

The applicant seeks a non-material amendment to the above scheme involving the enlargement of the front porch. The approved porch is 5m high and 2.2 wide and is now proposed to be 3m high and 3.3m wide, with new limestone steps providing access up to the front door. The proportions and detailing (use of traditional materials e.g., roughcast render and limestone) are considered to be sympathetic in terms of their relationship with the host building and are minor in the context of the approved scheme. They can therefore be regarded as a non-material variation of the approved scheme. In the context of the permitted scheme, it is considered that the proposed amendments would not have a material impact on the overall design or on neighbouring amenity.

The proposals would preserve the character and appearance of the host building as well as this part of the Reddington Froggnal Conservation Area. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13/11/2020 under ref: 2019/6407P.

- 2 You are reminded that conditions 5 (Design Details), 8 (Bat Mitigation), 9 (Habitat Survey), 10 (Hard and Soft Lanscaping), 12 (Light Spill Mitigation), and 14 (Tree Protection) of planning permission granted on 13/11/2020 and referenced 2019/6407/P) are outstanding and require details to be submitted and approved.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.