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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NW3 2NG"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? Yes No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? Yes No Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Alterations to the roof to include increase in ridge height and rear dormer all to residential dwelling (Class C3).

Reference number:

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original application type?

- Householder development: Development to an existing dwelling-house or development within its curtilage
 Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

This statement forms part of the non-material amendment to the planning permission 2017/2437/P
A Grant of Non-Material Amendment to Planning Permission was issued on 2 June 2020 which was concerned with de minimus refinement of a rear dormer window.
This application is regarding two very minor amendments. There is an understanding that they can be assessed as Non-Material Amendments as they are considered minor in relation to the approved design and would not materially change its appearance on the rear roof slope. Drawings are enclosed.
A small velux rooflight has been installed to the rear roof slope above an internal stair.
This was installed after referring to Camden Planning web site that states: If your loft conversion plans include installing a roof light, you must apply for householder planning permission if: it would protrude more than 15cm above the roof slope.
The small velux does not protrude less than 15cm above the roof slope and so it is assumed that a planning application is not required.
There are no views of this velux from any public areas. The rear roof slope is not visible at all from the street, and the skylights and window are therefore not visible from the street. Streetscape is entirely unaffected.
The velux window will not be visible from the rear as views are obstructed by an existing flat roof.
2 simple, flat skylights have been installed on the flat roof of the dormer window to the rear roof slope.
There are no views of this from any public areas at all.
The rear roof slope is not visible at all from the street, and the skylights and window are therefore not visible from the street. Streetscape is entirely unaffected.
The rear roof slope, and dormer, are only visible from a very limited number of windows in Byron Mews. These are limited because an existing 5m brick wall effectively screens views from all but a few upper windows in a very limited number of houses, with views being restricted, oblique and at a distance.
The simple flat skylights are well set back from the front edge of the dormer, by 640mm. They are therefore effectively hidden from sight from the limited number of other buildings to the south in Byron Mews.
The dormer proportions are unaffected. The dormer remains well-proportioned and traditional in materials and form. There are no views of this velux from any public areas at all.

6. Non-Material Amendment(s) Sought

Both of these minor amendments, being generally invisible except from limited positions, do not materially change the appearance of the house when viewed externally, and will have no impact on the immediate or wider context and will not have impact or harm to the host property. The minor amendments will have no effect on amenity of neighbouring properties.
It is considered that the amendments do not materially affect the appearance of the dormer in relation to the host building and the terrace row, and the character and appearance of the host building and wider conservation are preserved.

Are you intending to substitute amended plans or drawings? Yes No

If yes please complete the following

Old plan/drawing numbers

DL012
DL014 Rev F

New plan/drawing numbers

DL012 Rev A
DL014 Rev G

Please state why you wish to make this amendment

The existing planning permission is for amendment to roof ridgeline with a traditional dormer window to the rear of the property. During the course of discussion of the original application, the proposal was simplified significantly by omission of an integral door to a roof terrace. Grant of NMA was received in June 2020, and was concerned with de minimus refinement to the dormer dimensions. This application does not include any amendment to the form of the dormer or main roof. This application is concerned only with de minimus refinement that is not visible from any public areas. This application arises from mitigation of restricted light and height that became evident through construction due to discovery of significant anomalies in the house that has moved significantly over time. The proposal is for a small rooflight over the stair which has restricted head height and is dark and enclosed. It is well set back and screened by the original projecting two storey, flat roofed element of the house to the south. Two simple flat skylights have been installed in the dormer roof to admit light. These are well set back from the front edge of the dormer and imperceptible. There are no views whatsoever to either of these amendments from any public areas. Streetscape is unaffected. At the rear of this terrace of houses, a 5m brick wall effectively screens views from all but a few windows in a few houses in Byron Mews (approximately 25m away), with all views being extremely limited, restricted and distant. The proposed amendment does not affect the perception the original character of the host property to which the dormer remains entirely subservient. The dormer remains well-proportioned and traditional in materials and form. Due to location and concealment, the amendment will not cause impact or harm to the host property. It is imperceptible and will have no effect and there will certainly be no harm to amenity of neighbouring properties.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

10. Declaration

Date (cannot be pre-application)

16/07/2021