

Application ref: 2021/2266/P  
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Date: 4 August 2021

**Development Management**  
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Suite 17  
Maple Court  
Grove Park  
White Waltham  
SL6 3LW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**94 Albert Street**  
**London**  
**NW1 7NE**

Proposal: Amendments to planning permission 2017/4835/P granted 22/11/2017, as amended by Non-Material Amendment ref 2019/5135/P dated 29/01/2020, for 'Proposed erection of single storey rear extension at ground floor level, external staircase to front of property providing access between lower ground floor and ground floor level and associated external alterations', namely to include infill of the area below the proposed ground floor extension to create additional area at lower ground floor level and the relocation of the lower ground floor entrance door.

Drawing Nos: Superseded plans- 17-011-02A (sheet 1 of 3)  
Proposed plans- 17-011-03A (sheet 1 of 4)

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 planning permission 2017/4835/P 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- 17-011-01 (sheets 1 to 3), 17-011-02A (sheets 2 to 3),

17-01102 (sheet 4), 17-011-03A (sheet 1 of 4), Heritage Statement dated 18.08.2017, Design and Access Statement dated 18.08.2017; cover letter dated 10.5.21.

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

Informative(s):

1 Reasons for approval-

The application is to regularise the works as constructed on site, which involve a minor increase in the extent of basement under the approved ground floor rear extension, a small reduction in size of the latter extension, and the installation of a new entrance door to the basement. It is considered that the proposed changes are minor and would not impact upon the architectural and historic character of the Listed Building nor on hydrogeology and land stability. Being situated at lower ground floor level, there would be no impact upon the amenity of any neighbouring occupiers.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under ref 2017/4835/P dated 22/11/2017 and its subsequent non-material amendments (ref 2019/5135/P granted 29/01/2020). 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. The proposed changes can therefore be agreed as minor and regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the submitted 'As built and now proposed ground floor and basement plans: 17-011-03A' and shall only be read in the context of the substantive permission granted on 22/11/2017 under reference number 2017/4835/P and is bound by all the conditions attached to that permission.
- 3 You are advised that any works of alterations or upgrading shown on the approved plans will require a further application for listed building consent.

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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