

Application ref: 2021/3497/P  
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Date: 26 August 2021

**Development Management**  
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Round Robin Studio Ltd  
23 Elsworthy Rd  
London  
NW3 3DS

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Flat B**  
**59 Eton Avenue**  
**London**  
**NW3 3ET**

Proposal: Amendments to increase the height of the outbuilding by 0.3m as granted under application ref 2020/3085/P dated 03/02/2021 for Erection of single storey outbuilding in rear garden of ground floor flat.

Drawing Nos:  
Superseded: Proposed elevation a-a, b-b, c-c, d-d, Floor plan and Roof Plan;  
Proposed: (20)1100AP

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 2020/3085/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:

BS5837 Report by Liam McGough dated 19/11/20 - resubmitted 20/01/2020;

Existing and proposed site plan; (20)1100AP; Foundation Plan; Foundation Plan; Design, Access and Heritage Statement January 2020; Site location plan.

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

Informative(s):

1 Reasons for granting non-material amendment:

Planning permission was granted on 03/02/2021 under application 2020/3085/P for "Erection of single storey outbuilding in rear garden of ground floor flat."

The proposed increase in height by 0.3m of the outbuilding compared to the previously approved scheme would result in the structure having a total height of 2.8m. The proposed increase in height is considered minor and would maintain a subordinate structure, which preserves the openness of the garden area at the application site and the surrounding ones. Due to the location of the proposed outbuilding, the minor increase in height would not introduce any new amenity considerations, nor any additional impacts on existing trees and vegetation.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2020/3085/P dated 03/02/2021. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 03/02/2021 under reference number 2020/3085/P and is bound by all the conditions 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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