

Application ref: 2020/3778/P  
Contact: Fiona Davies  
Tel: 020 7974 4034  
Email: [Fiona.Davies@camden.gov.uk](mailto:Fiona.Davies@camden.gov.uk)  
Date: 17 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Cuozzo Fleming Architects Ltd.  
Studio Six  
38-50 Pritchards Road  
London  
E2 9AP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Flat 1**  
**99 Priory Road**  
**London**  
**NW6 3NL**

Proposal: Non-material amendment to planning permission ref. 2018/4455/P (dated 25/07/2019) for 'excavation of basement extension; erection of single storey rear extension; erection of side extension porch and associated alterations to ground floor flat (Use C3)'; namely to replace existing single glazed sash windows with timber framed double glazed box sash windows (where noted on drawings) and amendment to rear extension glazing to the south elevation to incorporate a glazed door.

Drawing Nos: Superseded drawings: 2001A; 2002B; 2003A; 2004A; 2005A.  
Replacement drawings: 2001B; 2002C; 2003B; 2004C; 2005B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2018/4455/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-

Unnumbered location plan.

115: 2001B; 2002C; 2003B; 2004C; 2005B; DAS-III\_revA.

Basement Impact Assessment by Barrett Mahony (Ref: L14802-RP-01);

Basement Impact Assessment- Addendum November 2018 by GL&SS

Consulting Engineers (Ref: 925/01); Basement Impact Assessment Audit by Campbell Reith dated April 2019 (Project No: 12727-34 Rev: F1).

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

Informative(s):

1 Reasons for granting permission/consent-

This application seeks to amend planning permission 2018/4455/P by replacing existing single glazed sash windows with new double glazed box sash windows where noted on the drawings. In addition, it seeks to amend the rear extension glazing to the side of the south elevation at ground floor level to incorporate a glazed door, similar in size to the previously approved glazed windows to this elevation. The applicant has confirmed that the replacements would be timber framed.

The changes are considered non-material to the substantive permission granted under reference 2018/4455/P. The new proposed glazing would resemble in character the existing sash windows. Thus it is considered they would have no material impact on the character and appearance of the host property, the South Hampstead conservation area or the amenity of neighbouring occupiers. The full impact of the scheme has already been assessed by virtue of the original permission, granted under reference number 2018/4455/P, dated 25/07/2019. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 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 under reference number 2018/4455/P and is bound by all the conditions and obligations 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer