

Application ref: 2021/5550/P
Contact: Ewan Campbell
Tel: 020 7974
Email: Ewan.Campbell@camden.gov.uk
Date: 21 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
www.camden.gov.uk/planning

Norton Ellis Architects Ltd
Greenside House
50 Station Road
LONDON
N22 7DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
5 Rochester Road
London
NW1 9JH

Proposal: Non-material amendment to approved application 2021/4311/P dated 27/10/21 for Demolition of 2 storey rear wing and erection of a new lower ground floor rear extension with roof terrace and green roof and a part width upper ground floor rear extension with partially glazed roof. The change includes extending the width of the glazed roof.

Drawing Nos: Previously approved drawings (2021/4311/P): 315-000, 001, 002, 003, 004, 005, 006, 007, 008 (Rev D), 009 (Rev C), 010 (Rev A), 011 (Rev C), 012 (Rev E), 013 (Rev B), 014 (Rev A), 015; Design and Access Statement (September 2021 Rev A - 19.10.21)

Now proposed drawings: 315-000, 001, 002, 003, 004, 005, 006, 007, 008 (Rev D), 009 (Rev D), 010 (Rev B), 011 (Rev C), 012 (Rev F), 013 (Rev B), 014 (Rev A) and 015 (Rev A)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

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 2021/4311/P shall be replaced with the following condition:

REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans:

315-000, 001, 002, 003, 004, 005, 006, 007, 008 (Rev D), 009 (Rev D), 010 (Rev B), 011 (Rev C), 012 (Rev F), 013 (Rev B), 014 (Rev A) and 015 (Rev A)

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

Informative(s):

1 Reasons for Granting non material amendment

It is considered that the changes, which are shown on the now proposed roof plan, floor plans and raise no planning issues. The conservatory element of the design is increasing in width by approximately 0.6m to be flush with the internal wall. In terms of the appearance of the extension as a whole this is insignificantly changed and the scale does not appear materially different. As such the impact on the character and appearance of the conservation area is unaffected.

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 2021/4311/P dated 27/10/2021

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 27/10/21 under reference number 2021/4311/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

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