

Application ref: 2021/4085/P  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Email: [Nathaniel.Young@camden.gov.uk](mailto:Nathaniel.Young@camden.gov.uk)  
Date: 16 March 2022

**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)

BetterPAD  
142 Cromwell Road  
London  
SW7 4EF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Garden Flat**  
**11 Elsworthy Terrace**  
**London**  
**NW3 3DR**

Proposal: Non-material amendment to application ref: 2020/0874/P dated 24/08/20 for the 'erection of a single storey outbuilding, replacement of a rear window with a new door, and alterations to 2 x rear windows' namely to alter the door and windows of the single storey outbuilding.

Drawing Nos: Superseded plans- 1927/PL.06 Rev 03, 1927/PL.07b Rev 02  
Replacement plans- 1927/PL.08 Rev 00, 1927/PL.09 Rev 00

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 2020/0874/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- 1927/PL.00a, 1927/PL.01 Rev 02, 1927/PL.02 Rev 01, 1927/PL.05 Rev 03, 1927/PL.07a, 1927/PL.00b Rev 02, 1927/PL.03 Rev 05, 1927/PL.04 Rev 04, 1927/DT.10 Rev 02, 1927/PL.08 Rev 00, 1927/PL.09 Rev 00,

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

Informative(s):

1 Reasons for granting approval:

The proposal would involve amending the fenestration of the approved garden outbuilding (including a redesign of the front door and windows, a new obscured rear fanlight and repositioning of the rooflight). The proposed fenestration would be of a similar design and would involve a similar level of glazing as was previously approved and would not cause any significant harm to the character and appearance of the conservation area. The new design would result in no significant increased levels of overlooking or light spill. As such, the proposed amendment would be minimally different from the approved design. Officers also note that the internal toilet of the outbuilding has increased in size, given that this is a minor internal alteration, it would not require planning permission and does not require assessment.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2020/0874/P dated 24.08.20. 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. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the alteration of the rear ground floor door to a window (internal alterations shown on the amended drawings do not require permission) and shall only be read in the context of the substantive permission granted on 24/08/2020 under reference number 2020/0874/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

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](http://www.camden.gov.uk/planning).