

Application ref: 2022/1131/P  
Contact: Fast Track GG  
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Date: 31 March 2022

**Development Management**  
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Rob Brown Architectural Design  
6 Lynmouth Road  
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BS2 9YH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**36 Christchurch Hill  
London  
NW3 1JL**

Proposal: Non-material amendment to planning permission (2015/4661/P) dated 10/05/2016; "conversion of garage to living accommodation; erection of entrance porch; creation of walled front courtyard; insertion of 2x front roof lights and 2x additional rear roof lights; alterations to existing door and window openings; associated works." Changes include alterations to the windows, doors and rooflights.

Drawing Nos: Superseded: 377.002 Rev B; 377.003 Rev A; 377.004; 377.007; 377.008 Rev A; 377.PL.053 Rev F; 377.PL.054 Rev D; 377.PL.057 Rev C; 377.PL.058 Rev J; 377.PL.052 Rev F; 21.17.02

Revised: 21.17.03-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.

For the purposes of this decision, condition 2 of planning permission 2015/4661/P dated 10/05/2016 shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans: 377.001 Rev A; 377.005 Rev A; 377.006 Rev A; 377.009; 377.PL.056 Rev A; 377.PL.061 Rev B; 377.PL.059 Rev B; 377.PL.060 Rev D; 11721-SK01; 21.17.03-A.

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

Informative(s):

1 Reason for granting approval-

The proposed amendments alter the style of the window on the ground floor of the front elevation. The timber framed window would not have vertical glazing bar subdivisions and no groove panelling below.

The Juliet balcony and French doors on the 1st floor front elevation would be substituted with a sash window to match the other two windows on the 1st floor front elevation.

Finally, the five rooflights (two on the front elevation and three at the rear) would have single panes instead of two panes.

The proposed alterations will not materially alter the character or appearance of the building. Nor will there be any adverse impact on amenity arising from the development. Furthermore, the proposal will remain compliant with the conditions attached to permission ref. 2015/4661/P.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous planning permission granted on 10/05/2016 under reference 2015/4661/P. In the context of the scheme, the proposed amendments are considered to be minor and would not have any material effect to alter the substance of the approved scheme. Therefore the proposals constitute a non-material amendment to the development and are considered acceptable.

- 2 You are advised that this decision relates only to the alteration in style for the window on the ground floor of the front elevation, the substitution of the French doors and Juliet balcony with a sash window on the first floor of the front elevation and single pane rooflights instead of two panes (two on the front and three at the rear) highlighted on the plans and shall only be read in the context of the substantive permission granted on 10/05/2016 under reference number 2015/4461/P and is bound by all the conditions attached to that permission.
- 3 You are advised that the Council are currently investigating a possible breach of planning control in relation to the wall and doorway to the front of the application site. The enforcement reference number is: EN21/0167.

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 centered on the page.

Daniel Pope  
Chief Planning Officer

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