

Application ref: 2021/5654/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 4 April 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
www.camden.gov.uk/planning

SNAS Design and Development Ltd
Unit 1
South Park Studios
88 Peterborough Road
SW6 3HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
15 Eldon Grove
London
NW3 5PT

Proposal: Non-material amendment to planning permission (2021/1827/P) dated 21/10/2021;
"erection of single storey infill rear extension at ground floor level, following the demolition of the existing conservatory."

Changes include a new window to the rear elevation above the extension.

Drawing Nos: Superseded: 86_P120 RevB
Revised: 86_P120 RevC; 86_P130

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 2021/1827/P dated 21/10/2021 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: 86_P010 Elevation drawing; 86_P010 Floor Plan; 86_P001; 86_P101 REVA; 86_P110 REVB; 86_P120 REVC; 86_P130 and Design and Access Statement commissioned by SNAS Design and Development

Ltd dated May 2021.

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

Informative(s):

1 Reason for granting approval-

The proposed amendments include a new window to the rear elevation in the brick facing wall above the extension at ground floor level.

The new high-level window would be aluminium framed with a black finish.

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. 2021/1827/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 21/10/2021 under reference 2021/1827/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 new window highlighted on the plans and shall only be read in the context of the substantive permission granted on 21/10/2021 under reference number 2021/1827/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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