

Application ref: 2022/0414/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 29 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

Neo Architects
105A PARK ROAD
NEW BARNET
New Barnet
BARNET
EN4 9QR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
20 Rossllyn Hill
London
Camden
NW3 1PD

Proposal: Non-material amendment for 2021/3128/P dated 07/09/2021 for 'Erection of replacement single storey rear extension, alterations to front and rear fenestration including reconfigured front entrance and replacement of garage door with window in association with conversion of garage to habitable accommodation; replacement boundary treatment'. Changes include retaining the raised parapet on extension by 300mm and retaining the replacement of the three full height doors with one five panel window to match existing windows (Retrospective).

Drawing Nos: Superseded Plans: 0547_00_EX101ab, EX104ab and Heritage and Planning Statement (20th June 2021)

Revised Drawings: 0547_00_R101a, Heritage and Planning Statement (26th Jan 2022)

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 2021/3128/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-

0547_00_001, 101, EX002a, EX003a, EX004a,, 102, 103, 201, 202, 203, R101a and Heritage and Planning Statement (26th Jan 2022)

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

The flat roof of the single storey rear extension as shown on drawing 0547_00_R101a shall not be used as a roof terrace, sitting out area or other amenity space and shall not be used other than for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would primarily alter the design of the rear windows of the approved extension, slightly increasing the height of the parapet of the extension and introducing a timber fence panel next to the existing hedge row.

The alteration to the window is not seen publically and even reduces the amount of glazing on the rear elevation. The materials will still be the same and still be sympathetic to the character of the conservation area. The parapet wall increasing in height by 0.3m does not increase the massing or bulk of the approved extension; the change is minimal and will be read in the same way from neighbouring gardens. Overall, the changes would not have any material impact on the character and appearance of the host property.

This change would not have any material impact on the residential amenity to neighbouring residents.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 07/09/2021 under ref. 2021/3128/P.

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 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 [insert date] under

reference number [insert ref] and is bound by all the conditions [insert and obligations if necessary] 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', written over a light grey rectangular background.

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.