

Application ref: 2022/2433/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 15 June 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)

Savills  
Finsbury Circus House  
15 Finsbury Circus  
London  
EC2M7EB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**62 Avenue Road**  
**London**  
**NW8 6HT**

Proposal: Amendment to planning permission 2019/5573/P dated 01.05.2020 for Variation of condition 2 (approved plans) of planning permission 2016/4931/P, dated 5/03/2017 as amended by 2019/3045/P, dated 18/10/2019 for: replacement dwelling, (namely to alter the basement). Namely, installation of storage & bin store in front garden, stone piers either side of front elevation railings, revised portico design, french doors added to portico, enlargement of windows on north-western elevation and addition of window above door on north-western side elevation.

Drawing Nos: Superseded plans- 1921-EZR-34-Rev B; 1921-EZR-35-Rev A; 1921-EZR-37-Rev A; 1921-EZR-39-Rev A; 1921-EZR-40-Rev A and 1921-EZR-42-Rev A.

Replacement plans- 1921-EZR-34-Rev D; 1921-EZR-35-Rev B; 1921-EZR-37-Rev B; 1921-EZR-39-Rev C; 1921-EZR-40-Rev C and 1921-EZR-42-Rev C.

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.2 of planning permission 2019/5573/P 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- 636-001-001; 1921-EZR-34-Rev-D; 1921-EZR-35-Rev-B; 1921-EZR-37-Rev-B; 1921-EZR-39-Rev; 1921-EZR-40-Rev; 1921-EZR-42-Rev-C and overing letter commissioned by Savills dated 21.12.2021.

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

### Informative(s):

#### 1 Reason for granting approval

The application seeks approval for amendments to planning permission 2016/4931/P for the erection of a 2 storey, single family dwelling house with basement and accommodation in the roof space, the planning permission was varied on 28.10.2019 (2019/3045/P) in which include minor amendments to the massing of the approved dwelling with some design amendments to the approved casement windows on each elevation with the installation of timber framed sash windows. The application was varied again on 1st May 2020 (2019/5573/P) to make minor amendments to alter the basement.

Planning permission is now sought for installation of storage & bin stores, installation of stone piers either side of the approved boundary treatment, installation of railings associated with the revised Portico design and the installation of French doors to use the flat roof of the first floor Portico as a roof terrace all to the front elevation. To the side elevation its proposed to enlarge the approved windows and the addition of a window above a door, all to the north-western elevation.

Government guidance states that there is no statutory definition of 'non-material'. The National Planning Practice Guidance (NPPG) makes it clear that this is because whether changes are non-material is dependent on the context of the overall scheme. The proposed works are relatively minor in the context of the permitted scheme. The installation of the storage and bin stores to the front elevation is considered acceptable given that the buildings are widely spaced in generous grounds and there is a variety of architectural styles and the external storage being proposed would have minimal visual impact. Moreover, surrounding planters and the use of timber material would ensure that the proposal would be sympathetic within this settings and the design would preserve the character and appearance of the subject building and the wider area.

The replacement of the first floor window with a door and revision to the Portico design for the use of the flat roof as a terrace would not have a material impact on the overall appearance of the building, whilst there would be change to the height and design of the approved Portico, the door design would replicate the approved window and the change would be relatively minor in the context of the overall scheme. Moreover, the design and appearance would be acceptable to the building character and the style would be appropriate to the appearance of the wider area. Given, the works are to the front elevation the changes proposed would

not have any notable impact on the amenity of neighbouring occupiers, the use of the property, nor would the proposal have an impact with the living conditions at the site.

The installation of stone piers to the approved front boundary treatment is considered to be high quality that would complement the overall design and appearance of the host building. The changes to the fenestration treatment to the side elevation, would result in the lowering the window cill by approximately 960mm and installation of a new fanlight above the approved door which would provide additional daylight/sunlight into the kitchen/dining room at ground floor level existing building. The detailed design of the enlarged window opening would replicate the design of the window being replaced which would also have no material effects on the appearance of the building, the character or appearance of the wider area, the amenity of neighbouring occupiers, the use of the property, or living conditions at the site.

In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance or 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 set out in the description and shall only be read in the context of the substantive planning permission reference 2016/4931/P dated 05/03/2017 and varied by planning permission 2019/5573/P, dated 01.05.2020 and is bound by all the conditions and obligations 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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