

Application ref: 2022/1866/P
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Date: 20 July 2022

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GMA Architecture Ltd
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82 Heath Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**22 Lancaster Grove
London
NW3 4PB**

Proposal: Amendments to main entrance on the front elevation of replacement two-storey dwellinghouse with basement and attic approved under planning permission 2015/6106/P (dated 29/03/2017) as amended by permissions 2018/4896/P (dated 09/09/2019) and 2020/2317/P (dated 13/07/2020)

Drawing Nos:

Superseded: Approved and Proposed Front Elevation 228-17 PL-07 (May 20)

Revised plans: Approved and Proposed Front Elevation 228-17 DA-01 (July 22)

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 reference 2015/6106/P dated 29/03/2017, as amended by planning permissions ref 2018/4896/P (09/09/2019), 2019/6091/P (10/01/2020) and 2020/2317/P (13/07/2020), 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

Noise Impact Assessment prepared by Syntegra Consulting dated 27 February 2014. Daylight, Sunlight and Shadow report prepared by point surveyors dated February 2015; Basement Impact Assessment including flood risk assessment prepared by Chelmer Site Investigations dated October 2015; Independent assessment of documentation submitted for Basement assessment prepared by Geotechnical Consulting Group dated August 2014.

Existing drawings: 22LG-P8-A-(00)-00; 22LG-P8-(15)-001; 22LG-P8-(00)-10; 22LG-P8-(00)-11; 22LG-P8-(00)-001; 22LG-P8-(00)-002;

Proposed drawings: (prefix 228-17-): PL01 (lower ground floor), PL02 (ground floor), PL03 (1st floor), PL04 (2nd floor), PL11 (roof plan); Approved and Proposed Front Elevation 228-17 DA-01 (July 22); Approved and Proposed Flank Elevation (East) 228-17-PL-08 (May 20); Approved and Proposed Rear Elevation 228-17-GA-09 (May 20); Approved and Proposed Flank Elevation (West) 228-17-GA-10 (May 20); Section AA 228-17-GA-11 rev T1; Roof Plan 228-17-GA06 Nov18; PL14-revA (material sample).

Tree protection plan JKK8117_Figure 03.01 rev C; Tree retention and removals plan JKK8117_Figure 02.01 rev C; Arboricultural Impact Assessment/method statement by rpsgroup, ref JMK8117 dated 31st January 2019.

CCTV specifications (Hikvision IPC-T680H-Z_Datasheet_V20210327)

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

Informative(s):

1 Reasons for granting approval-

The applicant proposes to make an alteration to the design of the front entrance to the approved scheme. This would incorporate a wider recess and canopy in front of the front door and 2 new sidelights to the door. The changes would not be readily discernible as a change in the design of the approved proposed building. The alteration would allow more light into the entrance and would have a very limited impact on the appearance of the building.

The addition of CCTV cameras located within the soffits would not have any material impact on the overall design. The alteration would have a very limited impact on the appearance of the building.

The full impact of the scheme has already been assessed by virtue of the original permission, granted under reference number 2015/6106/P dated 29/03/2017 (as later amended by planning reference 2018/4896/P dated 09/09/2019 and planning reference 2019/6091/P dated 10/01/2020 and by planning reference 2020/2317/P dated 13/07/2020.

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 set out in the description and on the application form and shall only be read in the context of the substantive planning permission reference 2015/6106/P dated 29/03/2017 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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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