

Application ref: 2022/1543/P  
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Date: 28 July 2022

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Dominic McKenzie Architects  
81 Essex Road  
London  
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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:

**14 New End Square  
London  
NW3 1LN**

Proposal: Non-Material Amendment to front dormer window as approved by planning permission 2021/4022/P dated 15/11/21 for 'Erection of a Mansard Roof extension with a flat roof design and front and rear windows to a residential property.

Drawing Nos: 105\_P\_05, 105\_P\_9, 105\_P\_10, 105\_P\_11, 105\_P\_12, 105\_P\_13, 105\_P\_15, 105\_P\_23 (Rev B), 105\_P\_25 (Rev A), 105\_P\_30, 05\_P\_31, 105\_P\_35 (Rev B), 105\_P\_36 (Rev A), 105\_P\_40, 105\_P\_45 (Rev A), 105\_T\_37\_REV B and Cover Letter 18/02/2022

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.2 of planning permission 2021/4022/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- 105\_P\_05, 105\_P\_9, 105\_P\_10, 105\_P\_11, 105\_P\_12, 105\_P\_13, 105\_P\_15, 105\_P\_23 (Rev B), 105\_P\_25 (Rev A), 105\_P\_30, 05\_P\_31, 105\_P\_35 (Rev B), 105\_P\_36 (Rev A), 105\_P\_40, 105\_P\_45 (Rev A),

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would alter the front dormer window; widening the frame and increasing the number of window panes.

Given the modest increase in width (0.1m), this alteration would be unlikely to appear visually different and would not impact the character of the building or extension. The materials of the frames will remain as timber and whilst slightly increasing in bulk the design is remaining largely the same. It 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 given the outlook of the dormer would remain similar to that granted.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 15/01/2022 under ref. 2021/4022/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 15/01/2022 under reference number 2021/4022/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 2021.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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