

Application ref: 2022/2502/P  
Contact: Enya Fogarty  
Tel: 020 7974 8964  
Email: [Enya.Fogarty@camden.gov.uk](mailto:Enya.Fogarty@camden.gov.uk)  
Date: 3 August 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)

Cranbrook Basement Design and Construction Ltd  
732 Cranbrook Road  
Ilford  
IG6 1HU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**63 Rossllyn Hill  
London  
NW3 5UQ**

Proposal: Amendment to planning permission ref 2020/0713/P dated 06/05/2020 (for Erection of a single storey ground floor extension to replace the existing ground floor conservatory; creation of a recessed roof terrace at second floor level; relocation and enlargement of the existing rear dormer; and changes to the side and rear elevation fenestration), namely to extend the height of the ground floor rear extension

Drawing Nos:

Superseded: 2313-205.2 Rev B

Proposed: 2313-205.2 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. 3 of planning permission 2020/0713/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 drawings:

Design and Access Statement; 2313-200.2 Rev A; 2313-201.2; 2313-202.2 Rev A; 2313-203.2 Rev A; 2313-204.2; 2313-205.2 Rev C

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

Informative(s):

1 Reason for granting approval-

The proposal involves raising the height of the single storey rear extension by 800mm. The external appearance would remain the same as previously approved aside from the minor increase in height. The proposed alterations would not materially change the overall design and bulk of the previously approved scheme, given the context of the single storey element being next to a 2 storey element, and would preserve the character of the host building and wider conservation area.

The small increase in height would be unlikely to impact neighbouring amenities, given its location next to an adjoining rear extension, and can therefore be treated as non-material.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2020/0713/P dated 06/05/2020. 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 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.

- 2 You are advised that this decision relates only to the alterations referred to in the development description and shall only be read in the context of the substantive permission granted on 06/05/2020 under ref 2020/0713/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

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).