

Application ref: 2022/2550/P
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Date: 30 September 2022

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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:

**55 Princess Road
London
NW1 8JS**

Proposal: Non-material amendment to planning permission ref 2020/5626/P dated 06/05/2021 for 'Erection of mansard roof extension with rear roof terrace; erection of a part one part two storey rear extension following the demolition of the existing two storey closet wing, and alteration to the front and rear fenestration', namely to increase the height of the segment of the party wall with 57 Princess Road by two brick courses.

Drawing Nos: Approved plans: A-6A REVC; A-8A REVC.

Superseded plans: A-6A REVB; A-8A REVB.

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 2020/5622/P dated 06/05/2021 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- A-00 REVA; A-01; A-02; A-03; A-04 REVC; A-05 REVA; A-6A REVC; A-07 REVA; A-8A REVC; A-09 REVB; A-10 REVC; Design and

Access Statement commissioned by Mens ET Manus dated 14th June 2022 and
Site Location Plan commissioned by Streetwise Maps Ltd.

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

Informative(s):

1 Reason for granting approval:

The proposed non-material amendment (NMA) consists of an increase in the height of the party wall with no. 57 Princess Road, between the two chimney stacks (a length of 1980mm) by 2 brick courses (180mm).

The non-material amendment is required to fit the flashing at the roof/wall line; the agent has confirmed that this is due to the existing party wall not being high enough to support the work. There are no further amendments being proposed, there are no changes to the approved floor plans or elevations of the approved mansard roof. The proposed change is set out on detailed section drawings to support the clean set of proposed drawings.

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.

Situated between the chimney stacks at the front and rear of the party wall, the proposed alterations would not be visible from the public domain, they would have no material effects on the appearance of the building and no impacts on the character and/or appearance of the Conservation Area. Furthermore, there would be no 'amenity' effects on any neighbouring properties in terms of loss of light, privacy or outlook from any rooms or gardens or effects on living conditions.

Provisions relating to statutory consultation and publicity do not apply to NMAs.

However a letter was received from the occupier of a neighbouring property raising objections to the proposal on grounds of the roof becoming higher than the other properties in the terrace (namely nos. 57, 59, 61 and 63) and consequent harm to the cohesive elevation of the properties within the terrace.

However, the works would not be visible from the public domain and it is not considered that there would be any material effects on the outlook from any neighbouring properties or upon the appearance of the application property, the terrace or the Conservation Area. The application drawings confirm that the plans and heights of the new mansard roof itself would not change.

On this basis the proposed amendments, individually and when considered cumulatively, are considered to constitute non-material amendments in the context of the original approved scheme. It is considered that the changes would not materially alter the appearance of the building, the nature and scale of the development nor would it result in a significant increase to neighbouring amenity

impacts.

The relevant material impacts of the approved development have been considered under planning application (and planning permission) 2020/5626/P.

- 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 2020/5626/P dated 06/05/2021 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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