

Application ref: 2022/2674/P  
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Date: 10 October 2022

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AZ Urban Studio  
2 John Street  
London  
WC1N 2ES  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**21 Maresfield Gardens  
London  
NW3 5SD**

Proposal: Non-material amendment to allow increase of side louvres underside the main staircase, new integrated louvre at first-floor fire lobby and relocation of ground floor utility room window to permission granted under 2020/2938/P dated 16/03/2021 as amended under 2021/4544/P dated 01/04/2022 for 'Conversion of dwelling to four self-contained flats, erection of two-storey rear extension, enlargement of rear dormer, various alterations, cycle storage and outbuilding in the rear garden'.

Drawing Nos:

Superseded dwg: 18 Revision 02; 19 Revision 02; 26 Revision 04; 27 Revision 04.

Proposed dwg: 18 Revision 03; 19 Revision 03; 26 Revision 05; 27 Revision 05.

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 purpose of this decision, condition 3 of planning permission 2021/4544/P dated 01/04/2022 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 and documents:

01; 02 Revision 01; 03 Revision 01; 04 Revision 01; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16 Revision 02; 17 Revision 04; 20 Revision 04; 21 Revision 04; 22 Revision 04; 23 Revision 04; 24 Revision 04; 25 Revision 02; 28 Revision 04; Arboricultural Report REV 1 dated 5th of August 2020 by Andrew Day; Tree protection plan dated 24th June 2020; Planning Compliance Report 20472.PCR.01 Rev A by KP acoustics; Sustainability Statement dated 19/06/2020 by HIVE Design Partnership; Design and Access/ Heritage/ Planning Statement dated 23/06/2020 by AZ Urban Studio Limited; 18 Revision 03; 19 Revision 03; 26 Revision 05; 27 Revision 05.

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

Informative(s):

1 Reasons for granting non-material amendment:

Planning permission has been granted as part of the parent planning application to accommodate plant equipment under the front staircase, with an area of louvres on both sides of the stairs. Due to ventilation requirements for the plant equipment the louvered area at the side of the staircase is proposed to be increased.

The staircase is set back from the streetscene and due to its position, its sides would be seen mainly in oblique views from the street. The proposed extended area of louvers is at lower level, less visible from the streetscene. These would still maintain the structure, appearance, and form of the staircase. The proposed changes are considered minor and would not materially impact on the character and appearance of the host building.

A new louvre is proposed at the first-floor level to the window in the fire lobby, in compliance with Building Regulations. This would have a modest scale and retain substantial window below. Due to the small gaps between buildings, it is unlikely that the louvre would be visible from the streetscene. As such, the proposed louvre is considered a minor change to the host building and would not change its appearance materially.

The submission also includes a slight relocation of a utility room window, which is considered a minor change and would not alter the appearance of the building materially.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission granted under 2020/2938/P dated 16/03/2021 as amended under 2021/4544/P dated 01/04/2022. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 under application ref. 2021/4544/P dated 01/04/2022, as amended 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

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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