

Application ref: 2022/3548/P
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Date: 21 November 2022

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Caruso St John Architects
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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:
9 Lyndhurst Terrace
Camden
London
NW3 5QA

Proposal: Non-material amendment to planning permission 2020/2816/P dated 09/06/2021 for 'Demolition of existing dwelling and replacement with a three storey (plus basement) single dwelling house with terraces to front and rear and associated landscaping works', namely the omission of 5x windows from south elevation, developed details of glazing, front elevation ground and first floor brick arch compositions, and the intersection of brick arches.

Drawing Nos: Superseded Plans: 474_L15_01_A; 474_L15_03_A.

Approved Plans: 474_CSJ_00_ZZ_EL_A_5701_D2_T00;
474_CSJ_00_ZZ_EL_A_5702_D2_T00.

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 2020/2816/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:

474_L01_01; 474_L01_01; 474_L01_02; 474_L02_01; 474_L02_02; 474_L02_10; 474_L04_01; 474_L04_02; 474_L05_01; 474_L05_02; 474_L05_03; 474_L05_04; 474_L05_05; 474_L05_10; 474_L05_11; 474_L05_12; 474_L05_20; 474_L05_21; 474_L05_22; 474_L11_01; 474_L11_02; 474_L12_01; 474_L12_02; 474_L12_03; 474_L12_04; 474_L12_10; 474_L14_01; 474_L14_02; 474_L14_03; 474_CSJ_00_ZZ_EL_A_5701_D2_T00; 474_L15_02; 474_CSJ_00_ZZ_EL_A_5702_D2_T00; 474_L15_04; 474_L15_05; 474_L15_22

Design and access statement (dated 13.07.2020); Site investigation and basement impact assessment report (prepared by GEA, dated June 2020); Daylight and sunlight report (prepared by Point 2, (dated April 2020); Daylight & Sunlight Amenity and 7 Lyndhurst Terrace (prepared by Point 2, dated 31 July 2020); Planning Stage Construction Management Plan by Price & Myers, ref. 28920, dated June 2020; Construction Method Statement by Price & Myers, ref. 28920, dated June 2020; Arboricultural Impact Assessment Report by Tim Moya Associates, ref. 200338-PD-11, dated May 2020; Site Investigation and Basement Impact Assessment Report by Geotechnical and Environmental Associates Limited, ref J20089, issue 3 dated 28 October 2020; Construction Method Statement by Price & Myers, ref. 28920, rev 1, dated November 2020; Thermal & Carbon Compliance Report (prepared by Ritchie+Daffin, dated 21 April 2020)

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

Informative(s):

1 Reason for granting approval:

The proposed amendments to the approved scheme include the omission of five windows from the south elevation, developed details of the glazing beads of windows, compositions of the front elevation ground and first floor brick arches, and the intersection of aforementioned brick arches.

The alteration is minor and does not alter the overall dimensions of the scheme, it would not impact the character of the building or extension. It would not have any material impact on the character and appearance of the host property. of the host property.


This change would not have any material impact on the residential amenity to neighbouring residents including noise.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 09/06/2021 under ref. 2020/2816/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 the 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 09/06/2021 under reference number 2020/2816/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer

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