

Application ref: 2022/2951/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 22 November 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

www.camden.gov.uk/planning

Richard Morton Architects
The Bungalow
Home Yard
Hatfield House
Hatfield
AL9 5NF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**40 Frognal Lane
London
NW3 6PP**

Proposal: Non-Material Amendment to allow minor changes to the Annex to facilitate addition of Photovoltaic Panels to granted planning permission reference 2020/4453/P dated 16/04/21 for various alterations including erection of replacement single storey garage and annex; excavation to create basement level swimming pool under garden area; replacement windows and the re-instatement of the east side door and porch.

Drawing Nos: Superseded: 178-137, 178-134, 178-135, 178-136,

Revised: 178-137A, 178-134A, 178-135A, 178-136A, 178-157

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 2020/4453/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 plans- 178-101, 178-102, 178-110, 178-111, 178-112, 178-113, 178-114, 178-115, 178-116, 178-117, 178-120, 178-121, 178-122, 178-123, 178-124, 178-125, 178-126, 178-130, 178-131, 178-132, 178-133, 178-134A, 178-

135A, 178-136A, 178-137A, 178-138, 178-139, 178-140, 178-141, 178-142, 178-143, 178-144, 178-144, 178-142, 178-143, 178-144, 178-145, 178-157
Basement Impact Assessment (as amended); Structural Stability Report (dated 23/02/2011); Ground Movement Analysis Report (dated 21 February), Geotechnical Investigation (dated 30/09/2011); Hydrological Assessment (dated 21/09/2011); Design & Access Statement & Heritage Statement; Arboricultural Report (dated 01/07/2017).

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

Informative(s):

1 Reason for granting approval-

The proposals are for minor changes to the Annex, the installation of Photovoltaic Panels on the main roof and a revised Annex Roof. The Annex would have a crown roof rather than a pitched roof. There would be photovoltaic panels installed on this flat roof. The height of the highest point of the ridge is lower than the consented roof. This has a non-material impact on the appearance of this structure.

The proposal now involves the retention of the existing walls flanking the entrance gate. This is less development and is therefore non-material. The walls for the Annex will be built inside these walls, this marginally changes the shape of the Annex. The South Elevation which is only visible from inside the site, has minor elevational changes to the glazing to accommodate the revised shape of the Annex.

The addition of PV Panels does not require any alterations to the main roof of the house. The panels will not be visible from the street due to the angles and sight lines, and as the panels are to be laid flat on the flat-roofed areas.

The alteration would not significantly impact the overall design and appearance of the proposal. It is noted that a separate listed building consent application would be required for the amendments.

The full impact of the scheme has already been assessed by virtue of the previous approval. 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 can be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted under reference number 2020/4453/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 centered below the closing. The signature is fluid and cursive.

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.