

Application ref: 2022/4044/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 20 December 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)

Armstrong Simmonds Architects  
Unit 23  
Battersea Business Centre  
99-109 Lavender Hill  
London  
SW11 5QL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat 2**

**27**

**Lyndhurst Road**

**London**

**NW3 5PB**

Proposal: Non-material Amendment to planning permission 2021/4569/P dated 09/02/21 for 'Erection of lower ground floor rear extension infilling the space below the existing rear roof terrace' changes include Bi-fold doors to rear; Side elevation window size reduced; Terrace reconstruction finishes to match existing; Gutter removed replaced with coping

Drawing Nos: Superseded Drawings: 1037\_27LR\_D100 (Rev B), 1037\_27LR\_D101 (Rev B), 1037\_27LR\_D102 (Rev C), 1037\_27LR\_D103 (Rev D), 1037\_27LR\_D104 (Rev D), 1037\_27LR\_D105 (Rev C), 1037\_27LR\_D106 (Rev C)

Proposed Plans: 1037\_27LR\_X000, 1037\_27LR\_X001 (Rev A), 1037\_27LR\_X002, 1037\_27LR\_X003, 1037\_27LR\_X004, 1037\_27LR\_X005, 1037\_27LR\_X006 (Rev A), 1037\_27LR\_D100 (Rev B), 1037\_27LR\_D101 (Rev B), 1037\_27LR\_D102 (Rev C), 1037\_27LR\_D103 (Rev D), 1037\_27LR\_D104 (Rev D), 1037\_27LR\_D105 (Rev C), 1037\_27LR\_D106 (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.2 of planning permission 2021/4569/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- 1037\_27LR\_X000, 1037\_27LR\_X001 (Rev A), 1037\_27LR\_X002, 1037\_27LR\_X003, 1037\_27LR\_X004, 1037\_27LR\_X005, 1037\_27LR\_X006 (Rev A), 1037\_27LR\_D100 (Rev B), 1037\_27LR\_D101 (Rev B), 1037\_27LR\_D102 (Rev C), 1037\_27LR\_D103 (Rev D), 1037\_27LR\_D104 (Rev D), 1037\_27LR\_D105 (Rev C), 1037\_27LR\_D106 (Rev C)

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 a reduction in size of the extension side window; alterations to the door frames including a change from sliding to bi folding doors, and replacement of the guttering with coping. The proposed doors are largely the same dimensions and the amount of glazing is not changing significantly. The side window is reducing in size and the brick eaves are a continuation of the building and are considered acceptable. The alteration of the door type is not considered material to the scheme either.

The proposed alterations are considered minor and do not alter the overall substance of the approved development and would not have any material impact on the character and appearance of the host property.

The changes would not have any material impact on the residential amenity of neighbouring residents.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 09/02/2022 for ref. 2021/4569/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 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 set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 09/02/2022 for ref. 2021/4569/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, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope  
Chief Planning Officer

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