

Application ref: 2022/3960/P
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Bidwells
25 Old Burlington Street
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Charles Darwin House
12 Roger Street
Camden
London
WC1N 2JU

Proposal: Non-material amendment to planning permission 2019/5864/P dated 03/04/2020 for 'Erection of a single storey first floor rear extension (western elevation) following removal of existing plant at first floor level, installation of a plant enclosure to the main roof, relocation of the main entrance to face Roger Street (northern elevation), and associated works', namely to insert a new door in the end glazed window on the North Mews elevation with two wall lights, an intercom and entrance sign to the side.

Drawing Nos: Superseded Plans: AP(2)10; AE(2)10.

Approved Plans: AP(2)10 REV D; AE(2)10 REV C; AD(2)10.

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.4 of planning permission 2019/5864/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The development hereby permitted shall be carried out in accordance with the

following approved plans:

SI.AP(0)01; AD(4)22; AE(2)13; AP(2)11; AP(2)11; AP(2)12; AP(2)13; AP(2)14;
AP(2)15; AE(2)10 REV C; AD(4)20; AE(2)11; AE(2)12; AE(2)21; AE(2)22; AP(2)10
REV D; AS(2)10; AP(4)23 REV A; AD(2)10.

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 involve the formation of insert a new door in the end glazed window on the North Mews elevation with two wall lights, an intercom and entrance sign to the side.

The proposal would not change the dimensions of the glazed section nor would it make any material change to the appearance of the glazed section in the streetscene. The door would sit within the glazed panel without affecting its appearance and the wall lights, intercom and entrance sign would not materially affect the appearance of the building.

This change would not have any material impact on the amenity of any neighbouring occupiers by way of light, noise or visual intrusion.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 03/04/2020 under ref. 2019/5864/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 therefore considered that the changes 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 03/04/2020 under reference number 2019/5864/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



Daniel Pope

Chief Planning Officer

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