

Application ref: 2022/3961/P  
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Date: 23 January 2023

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Bidwells  
25 Old Burlington Street  
London  
W1S 3AN  
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 amend the windows on the ground floor of the Roger Street elevation.

Drawing Nos: Superseded Plans: AE(2)11; AP(2)10.

Approved Plans: AE(2)11 REV D; AP(2)10 REV D.

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; AD(4)20; AE(2)11 REV D; AE(2)12; AE(2)21; AE(2)22; AP(2)10 REV D; AS(2)10; AP(4)23 REV A.

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 2019/5864/P approved scheme involve amending the glazed windows on the ground floor of the Roger Street elevation from nine windows to six.

The proposal does not alter the overall dimensions of the scheme and the amended fenestration would not impact the character of the building itself. It would not have any material impact on the character and appearance of the site.

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 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 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 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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