

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="24"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Constantine Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 2NG"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="527411"/>	<input type="text" value="185539"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Alterations to roof to include increase in ridge height and rear dormer, all to residential dwelling (Class C3)

Reference number

2017/2437/P

Date of decision (date must be pre-application submission)

03/07/2017

Please state the condition number(s) to which this application relates

Condition number(s)

1

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

02/01/2020

Has the development been completed?

Yes

No

If Yes, please state when the development was completed (date must be pre-application submission)

20/03/2020

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Variations were made during construction due to variable dimensions discovered during construction and de minimus amendments to address alignments.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

This is a Section 73 minor material amendment application, to amend condition 1. attached to planning permission 2017/2437/P. The description of the proposal remains the same and the scale and nature of it is not substantially different to that approved in the planning application. Detailed pre-application discussions have taken place with LBC planners regarding the amendments and they have advised (email 26.09.22) that this constitutes a minor material amendment and a S73 application should be submitted to regularise this.

Planning permission condition to be varied as follows:

- The condition is that the rear dormer width is 3.3m wide. The proposed width is 3.760 (a variance of 460mm).
- The condition is that the sides of the dormer are set in 1.5m from the side boundaries. The proposed insets are 1.245m to west side (a variance of 255mm) and 1.315 (dimension varies to 1.250m) to the east side, (a variance of 185mm).
- The planning permission drawings give a dimension of 500mm from the ridgeline of the roof to the top of the dormer (while the written condition erroneously gives a dimension of 600mm). The proposed flat roof to the dormer is 200mm from the roof ridgeline, a variance of 300mm from the planning permission drawings.
- The condition is that the dormer would have side cheeks covered in lead cladding. The proposal is for the dormer to be clad in natural slates to match original dormers in the area.
- The planning application drawings shows 4 timber framed sliding sash windows of equal width. The proposal is for 3 timber framed sash windows of equal width and of traditional design.
- Two flat horizontal glass rooflights are located on the top of the flat roof of the dormer. These are well set back from the front edge of the dormer.
- The depth of the dormer (front to rear at join with main roof pitch) was not dimensioned in the planning application or mentioned in conditions. For completeness, the scaled dimension in the planning permission drawings is c. 2.320, the proposal is for this to be varied to 2.990m.

It is considered that the proposal is not substantially different to the proposed dormer in the planning permission and as such is acceptable in terms of scale, design and impact on the host building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

email 26.09.22

Date (must be pre-application submission)

26/09/2022

Details of the pre-application advice received

We've discussed the latest survey information internally and we consider the dormer as built should be acceptable in terms of scale, design and impact on the host building; however, given the differences in scale and design we think this is a minor material alteration and you would have to submit a s73 application to regularise this.

The dormer as built is larger than that originally granted by 0.65m in width, 0.4m in height and 0.7m in depth, and also it has three windows instead of four and new rooflights on top, which triggers material considerations.

I know we've been through a long process with this NMA but once you submit the s73 application and we go through consultation, we should be able to progress with a decision shortly after.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

James

Surname

Dilley

Declaration Date

01/02/2023

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

James Dilley

Date

01/02/2023