

Application ref: 2022/4605/P  
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Date: 3 February 2023

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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat A**  
**17 Chesterford Gardens**  
**London**  
**NW3 7DD**

Proposal: Non-material amendment to planning permission 2022/0071/P dated 28/06/2022 (for: Erection of a new ground floor single storey rear extension, enlargement of door opening in the rear bay window and installation of new refuse bin store adjacent to the front boundary) Changes include: Alterations to rear elevation of new extension, blocking up existing window on side elevation to side passage, repositioning of garden steps away from boundary and increased eaves overhang to east elevation of new extension

Drawing Nos: Superseded Plans: CFG PL 55 A, CFG PL 54 A, CFG PL 51 A, CFG PL 52 A

Proposed Plans: CFG PL 71, CFG PL 72, CFG PL 74, CFG PL 75

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 2022/0071/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:

CFG PL 08 Site Location Plan, Design and Access Statement, CFG PL 71, CFG PL 72, CFG PL 74, CFG PL 75, CFG PL 53, CFG PL 56A, CFG PL 57A, CFG PL 58A, CFG PL 01, CFG PL 02, CFG PL 03, CFG PL 04, CFG PL 05, CFG PL 06, CFG PL 07

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

Informative(s):

1 Reason for granting approval:

The proposed changes are for alterations to the approved rear extension, side elevation and rear garden. The changes involve blocking up an existing window on the side elevation with brick to match the host property. In addition, a 0.6m overhang is proposed on the rear of elevation of the approved extension to provide solar shading which would be constructed using the same materials as the approved extension, namely copper cladding. An additional steel frame glass door is proposed on the rear elevation of the approved extension. Two such doors were approved and the additional third door would match those already approved. It is also proposed to move the steps in the rear garden further away from the boundary with neighbouring no. 15. The approved distance was approx. 1.4m and the proposed distance would be approx. 2.6m away from the boundary wall.

It is considered that these amendments would have no significant impact on the appearance of the property, the amenity of neighbours or occupiers, or the provision of accommodation space within the context of the overall scheme. As such, the amendments are not considered to be materially different.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 28/06/2022 under ref 2022/0071/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/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 28/6/2022 under reference number 2022/0071/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', written in a cursive style.

Daniel Pope  
Chief Planning Officer

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