

Application ref: 2022/4530/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Email: Charlotte.Meynell@camden.gov.uk
Date: 3 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**15 Arlington Road
London
NW1 7ER**

Proposal: Alterations to fenestration pattern of rear extension and rear doors, and increase in size of extension rooflight, to erection of replacement single storey rear extension approved under planning permission 2021/3491/P dated 09/08/2022.

Drawing Nos: PROPOSED/521-101-P Rev. C; PROPOSED/521-102-E Rev. C;
PROPOSED/521-103-P Rev. C; PROPOSED/521-200-P Rev. D; PROPOSED/521-300-
P Rev. D; PROPOSED/521-301-P 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. 2 of planning permission 2021/3491/P dated 09/08/2022 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: EXISTING/521-100-E; EXISTING/521-101-E;
EXISTING/521-102-E; EXISTING/521-103-E; EXISTING/521-200-E;
EXISTING/521-300-E; EXISTING/521-301-E; PROPOSED/521-101-P Rev. C;
PROPOSED/521-102-E Rev. C; PROPOSED/521-103-P Rev. C;

PROPOSED/521-200-P Rev. D; PROPOSED/521-300-P Rev. D;
PROPOSED/521-301-P Rev. D.

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

Informative(s):

1 Reasons for granting approval:

The amendments to the approved scheme would alter the fenestration and facade details of the proposed rear extension, increase the size of the rooflight within the flat roof of the extension, and amend the glazing pattern of the proposed timber framed doors to the rear of the building at ground and lower ground floor levels. The proposed extension would be of a timber construction with a narrower glazing profile to the doors and full height windows. Following comments from the Council's Conservation Officer, the proposals have been revised to incorporate glazing bars within the doors and full height windows of the rear extension to better match those of the doors to the rear of the house. The revised proposals are considered to be visually consistent and therefore more visually harmonious, and are acceptable. The alterations are considered to be modest and given the location of the extension, it is considered that they would not harm the architectural and historic significance of the host Grade II listed building and would have no material impact on the character and appearance of the Camden Town Conservation Area, nor on the amenity of occupiers of neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2021/3491/P dated 09/08/2022. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development. 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 set out above and within the submitted documents and shall only be read in the context of the permission granted under 2021/3491/P dated 09/08/2022 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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