

Application ref: 2022/0010/P
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Date: 7 February 2023

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Sedley Place Ltd
68 Venn Street
London
SW40AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Garden Studio
5 Parsifal Road
London
NW6 1UG

Proposal: Non-material amendment to allow changes to the fenestration and type of timber wall and roof cladding, as granted under planning permission 2020/4162/P dated 30/04/2021 for Replacement of roof, external cladding, windows and erection of external storage space, to dwellinghouse.

Drawing Nos:

Proposed: 05-01 Rev E; Planning statement by Sedley Place Revised December 2022.

Superseded: Elevations shown on dwg P-003 Rev H; Design and Access Statement dated September 2020.

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 purpose of this decision, conditions 3 and 4 of planning permission 2020/4162/P dated 30/04/2021 shall be replaced with the following conditions:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site location plan, 05-01 Rev. E; P-002 Rev B; P-003 Rev H (supersede elevations); Planning statement by Sedley Place Revised December 2022.
Reasons: For the avoidance of doubt and in the interest of proper planning.

REPLACEMENT CONDITION 4

The proposed external cladding of the building shall be implemented in accordance with the specifications presented in the Planning statement by Sedley Place Revised December 2022, pg. 5, which include Iroko coloured Ash ThermoWood hardwood cladding, or other details which have been submitted to and approved in writing by the local planning authority which show the type, colour and cladding specifications.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting amendments:

Planning permission was granted on 30/04/2021 under application ref no 2020/4162/P for Replacement of roof, external cladding, windows and erection of external storage space, to dwellinghouse.

It is proposed to replace the approved Iroko timber cladding with Iroko coloured Ash ThermoWood hardwood cladding. The proposed thermos treatment would give a more even colour without the need for staining or oil treatment, and the European Ash is more sustainable than Iroko wood. The appearance of the building would remain the same as originally approved and therefore the proposed change is considered a non-material to the original scheme. Condition 4 would be amended to reflect the proposed changes.

Minor changes are proposed to the fenestration, in terms of window panes of the upper windows and the expanse of those on the north-east side of the building. These are due to technical structural requirements. The changes would maintain the window openings and similar appearance of the building overall, as per the previous consent.

Permission has been granted for a grey coloured rubber membrane as roof material. The proposal is to change this to a grey coloured monolithic GRP. The new material is considered to be more robust on the roof with multiple shapes, angles and upstands, and therefore better suited in this context. The proposed

material would maintain the same colour and general appearance to that originally proposed and overall character of the building.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2020/4162/P dated 30/04/2021. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 30/04/2021 under reference number 2020/4162/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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