

Application ref: 2023/0367/P
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Date: 27 February 2023

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AKA
Regents Studios
Unit 31
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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:
32 Glenilla Road
London
Camden
NW3 4AN

Proposal: Non-material amendments to planning permission ref. 2016/6712/P dated 30/04/2019 (as amended by ref. 2020/1842/P dated 17/03/2021 and ref.2021/1017/P dated 08/09/2021) for 'Erection of 1 x 3-bedroom and 1 x 2-bedroom 3-storey plus basement dwellinghouses (Use Class C3) with hard and soft landscaping following demolition of existing single storey church (Use Class D1)', namely to amend the fenestration on west elevation and add two rooflights to rear extension roof.

Drawing Nos: Superseded: 060_L104_Rev 13
Revised: 060_L303_Rev 10; 060_L104_Rev 21

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 2016/6712/P (as amended by ref. 2020/1842/P dated 17/03/2021 and ref.2021/1017/P dated 08/09/2021), 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:

(Prefix 060/) Existing - 2001; 2010; 2020; 2050; 2051; 2052; 2053; 2060; Proposed - L304 (Rev 07); L302 (Rev 07); L301 (Rev 08); L300 (Rev 08); L204 (Rev 10); L203 (Rev 10); L301 (Rev 08); L104 (Rev 21); L103 (Rev 13); L102 (Rev 13); L101 (Rev 13); L100 (Rev 13); L100 (Rev 13); 060_L303_Rev 10

Cover letter prepared by Tibbalds dated 5th December 2016; Design & Access Statement prepared by Adam Khan Architects dated 30th November 2016; Design & Access Statement Addendum prepared by Adam Khan Architects dated 02.10.17; Arboricultural Report prepared by Crown Consultants dated 15th February 2021; Geotechnical Interpretative Report and Basement Impact Assessment Revision 5 prepared by CGL dated September 2017; Daylight & Sunlight Report prepared Waterslade dated November 2016; Energy Statement prepared by Ritchie + Daffin dated 28 November 2016; Planning Statement prepared by Tibbalds dated December 2015; Letter Report by Card Geotechnics Ltd, ref. CG/18516c, dated 5 March 2020; Basement Comparison Sketch by Price and Meyers, ref. 24357-SK019, rev 1, dated 13 March 2020; Letter Report by Card Geotechnics Ltd, ref. CG/18516c, dated 17 May 2021; Pile Installation Case Studies Summary Worksheet by Card Geotechnics Ltd, dated April 2021; Method Statement by Golden Houses Developments Ltd, dated 13 May 2021.

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

Informative(s):

1 Reason for granting approval :-

The amendments to the approved scheme consist of a minor change to the position of a first floor window and ground floor glazed doors on the side (west facing) elevation. The scale and design of both would remain as consented. To the rear extension, two smaller windows would be replaced with one larger window.

The flat roof of the rear extension would see two new rooflights being installed. These would not be visible other than from upper floor rear windows.

There are no amenity impacts associated with the changes as the amended window positions would not lead to any new views or significant light spill.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2016/6712/P.

In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 30/04/2019 under planning permission ref. 2016/6712/P (amended by ref. 2020/1842/P dated 17/03/2021 and ref.2021/1017/P dated 08/09/2021) 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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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