

Application ref: 2022/4201/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 28 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

Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
23 Rathbone Place
London
W1T 1HZ

Proposal: Amendment to approved 2022/2227/P dated 23/09/2022 (for: Erecting of extractions and ventilation duct system and 2 no. AC condensers at rear elevation and louvre to the front elevation fronting Gresse Street.) CHANGES are: to change the shape of the extraction duct on the rear elevation from rectangular to circular.

Drawing Nos: Superseded: PP01 rev B, Boyer Cover Letter dated 23/05/2022.

Proposed: PP01 rev C, Boyer Cover Letter dated 30/09/2022.

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 2022/2227/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: PP01 Rev C, Boyer Cover Letter dated 30/09/2022, Environmental Acoustic Impact Assessment CS8501, Risk Assessment for Odour dated 23/03/2022.

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

Informative(s):

1 Reasons for granting approval of details.

Part of the parent permission included the erection of an extractions and ventilation duct system and 2 no. AC condensers to the rear elevation of the host property.

Amendments of a minor nature are proposed to the ductwork, chiefly that the duct running up the rear elevation be cylindrical rather than square. The proposed amendment has been revised to ensure no overlap of the duct and the windows. Subsequently this change is considered to be non-material in terms of design and appearance to the servicing on the rear façade and no material amenity impacts would result. The duct would be similar in size and appearance to the original approved design and would not materially alter the scheme's appearance or impacts.

Overall, the proposed changes are considered negligible and would not affect neighbour amenity; as such it is considered the proposal can be regarded as a non-material variation of the approved scheme. The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2022/2227/P dated 23/09/2022.

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 23/09/2022 under reference number 2022/2227/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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.