

Application ref: 2023/0315/P  
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Date: 8 March 2023

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Alderton Associates Ltd  
3 Brassie Wood  
Chelmsford  
CM3 3FP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**6-8 Kemplay Road  
London  
NW3 1SY**

Proposal: Amendment to planning permission 2020/2104/P dated 29/01/2022 (for Change of use from hostel (Sui Generis) to residential units (Class C3) to provide 9 affordable 1 bed and 1 affordable 2 bed selfcontained units; conversion and alterations including replacement 'like-for-like' windows and doors, creation of amenity courtyards at rear and enlargement of the existing front and rear dormer windows), namely to relocate the approved air ventilation opening on the rear roofslope.

Drawing Nos: Superseded plan- 3542-MA-DR EL-TO1(2)

Proposed plans- A2767/437, Velux smoke ventilation roof window GGU

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.3 of planning permission 2020/2104/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans- 3542-MA: N-GF-M2-LGF-T01(2), N-GF-M2-GF T02(2), N-GF-1ST-T03(2), NGF-2ND-T04(2), N-GF-3RD-T05(2), DR-EL-T00(2), DR-EL-

T01(2) (Front elevation only), DR-SCT01(2), DR SC-T02(2), DR SC-T03(2),  
A2767/437, Velux smoke ventilation roof window GGU

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

Informative(s):

1 Reason for granting approval-

The approved proposed rear elevation has an air outlet vent on the centre of the rear roofslope close to the ridge.

A non-material amendment is proposed by way of a minimal change in the shape of the position and dimensions of the air outlet vent. It would be square in shape, instead of long and thin, and be sited off centre. The Velux smoke ventilation roof window GGU shows that it would have the appearance of a tilting rooflight.

The proposed change would have no material effect on the appearance of the building or the conservation area. It would also have no effect on the amenity of neighbours by way of loss of privacy, light or outlook.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 26/01/2022 under ref 2020/2104/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 26/01/2022 under reference number 2020/2104/P and is bound by all the conditions and obligations 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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