

Application ref: 2023/0370/P  
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Date: 25 May 2023

**Development Management**  
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Xul Architecture  
33 Belsize Lane  
London  
NW3 5AS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat 1**  
**27 Belsize Park**  
**London**  
**NW3 4DU**

Proposal: Non-Material Amendment to planning permission reference 2019/5632/P dated 27/03/2020 for replacement of garden flat windows on front and side elevations NAMELY: Changes to hard landscaping including new steps to access lower garden, new door to the side passage arch wall and associated canopy

Drawing Nos: Superseded: PA-01 P-00, PA-02 P-00.

Revised: AD-01.1-P00, AD-01.2-P00, AD-01.3-P00, PA-01 P-03, PA-03- P-00

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 2019/5632/P dated 27/03/2020 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- SK-01 Rev P-00, LP-00 P-00, EX-02 P-00, PA-01 P-03, PA-03 P-00, EX-01 P-00, AD-01.1-P00, AD-01.2-P00, AD-01.3-P00.

Original condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: SK-01 Rev P-00, LP-00 P-00, EX-02 P-00, PA-01 P-00, PA-02 P-00, EX-01 P-00.

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

Informative(s):

1 Reason for granting approval:

The depth of the lower ground floor garden would be adjusted as it would be reduced from what was approved but increased from the existing situation. The central window to the lower ground floor front bay would be replaced with a double-glazed window with no glazing bars. The door and associated canopy previously located in the second arch wall in the side access passage would be removed, and replaced with a new door and canopy with a similar in style in the first arch wall. The existing side window would be replaced in the same location with a tilt and turn type window with the same materials.

All windows and doors would be timber framed and all the changes have limited visibility from the street and are minor in nature.

The timber screen to be installed above the front side boundary dwarf wall would increase the total height of this boundary to 1.8m. This is a non-material change and it is noted that this could be implemented under permitted development rights.

The full impact of the scheme has already been assessed by virtue of the original permission and the amendments would have no further impact in terms of design, conservation or residential amenity.

- 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 2019/5632/P dated 27/03/2020 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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