

JHM/EO/DP5050

8 March 2024

**Development Management  
London Borough of Camden  
2nd Floor 5 Pancras Square  
Judd Street  
London  
WC1H 9JE**

**FAO: Obote Hope**

Dear Obote,

**4B HAMPSTEAD HILL GARDENS, LONDON, NW3 2PL  
SUBMISSION OF A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION  
2019/5835/P**

On behalf of our client, Mr and Mrs Brearley (“The Applicant”), please find enclosed an application for a Non-Material Amendment to Planning Permission 2019/5835/P at 4B Hampstead Hill Gardens, London, NW3 2PL (‘the Site’).

The original application (2019/5835/P) was submitted to the London Borough of Camden online via the Planning Portal in October 2019, with the appeal decision being approved in February 2022.

The description of development for the approved scheme is as follows:

*“Demolition of existing 2-storey dwelling and erection of a new 3-storey and basement dwellinghouse”*

**Proposed Non-Material Amendments**

This non-material amendment application seeks to supersede a number of the consented drawings, as set out in the table below.

<b>Approved Plan under ref. 2019/5835/P (Appeal ref. APP/X5210/W/21/3272103)</b>	<b>Proposed Plan</b>
01 304 - Level B1 – Proposed	Drawing to be removed
218136-S-GA099revP2 Basement Layout	Drawing to be removed



218136-S-GA100revP2 Ground Floor Layout	Drawing to be removed
Level 00 – Proposed (drawing ref. DR_A_01301_S2 Rev P01)	Level 00 – Proposed (drawing ref. DR_A_01301_S2 Rev P05)
PL_200 Proposed Section AA	Proposed Section AA (drawing ref. DR_A_04200_S2 Rev P01)
PL_201 Proposed Section BB	Proposed Section BB (drawing ref. DR_A_04201_S2 Rev P01)
PL_202 Proposed Section CC	Proposed Section CC (drawing ref. DR_A_04202_S2 Rev P01)

The reasons for the proposed amendments can be summarised as follows:

Level	Amendments Sought
B1	<ul style="list-style-type: none"><li>• Omit the proposed basement level</li></ul>

The Applicant seeks a non-material amendment to the original permission 2019/5835/P (Appeal ref. APP/X5210/W/21/3272103). The only amendment includes the removal of the basement from the approved application and thus, amending the description of development from what is consented:

#### Existing Description of Development

*“Demolition of the existing two-storey residential dwelling (Class C3) and construction of a new 3 storey residential dwelling with basement (Class C3).”*

#### Proposed Description of Development

*“Demolition of the existing two-storey residential dwelling (Class C3) and construction of a new 3 storey residential dwelling ~~with basement (Class C3).~~”*

As a result of the removal of the basement element from the consented planning permission, the length of time it will take to build out the scheme will be reduced significantly. This will in turn reduce the construction traffic movements associated with the construction of the scheme, which will improve the surrounding residential amenity impact.

The amendments sought are therefore considered to be non-material in nature due to the fact that the proposed omission of the basement level will not materially alter the use of the proposed use of the site for residential dwellings (Class C3).

#### **Summary**

The application has been submitted online via the Planning Portal (ref. PP-12871614) and the correct application fee has been paid for under a separate cover.



We trust that the enclosed is sufficient for you to consider and determine whether the proposed amendment is considered to be non-material. Should you have any queries or require any further information, please contact Jonathan Marginson or Esme O'Meara at this office.

Yours faithfully

DP9 Ltd.

**DP9 Ltd.**