

Application ref: 2023/5067/P
Contact: Fast Track GG
Tel: 020 7974 4444
Email: Geri.Gohin@Camden.gov.uk
Date: 2 April 2024

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

Uvadesign Ltd
88 Peterborough Road
Studio 10C
London
SW6 3HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**3 Hampstead Hill Gardens
London
NW3 2PH**

Proposal: Amendment of windows and door panes to single storey outbuilding in rear garden including excavation of basement beneath approved under planning permission 2021/1335/P dated 28/09/2022.

Drawing Nos: Superseded: Ground floor PR01 Rev 01; Mezzanine plan PR01 Rev 01; Proposed & existing south elevations PR01 Rev 01; Elevations and sections: 2 West Elevation PR01 Rev 01; Elevations & sections: 2 Section S1 PR01 Rev 01; Elevations & sections: 1 Section S2 PR01 Rev 01.

Revised: Ground floor PR01 Rev 02; Mezzanine plan PR01 Rev 02; Proposed & existing south elevations PR01 Rev 02; Elevations and sections: 2 West Elevation PR01 Rev 02; Elevations & sections: 2 Section S1 PR01 Rev 02; Elevations & sections: 1 Section S2 PR01 Rev 02.

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 2 of planning permission 2021/1335/P dated 28/09/2022 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: MAP01 Rev 01; MAP02 Rev 01; EX01 Rev 01; EX02; Basement PR01 Rev 01; Ground floor PR01 Rev 02; Mezzanine plan PR01 Rev 02; Roof plan PR01 Rev 01; Proposed & existing south elevations PR01 Rev 02; Elevations and sections: 2 West Elevation PR01 Rev 02; Elevations & sections: 2 Section S1 PR01 Rev 02; Elevations & sections: 1 Section S2 PR01 Rev 02; PR02 Rev 01; Planning Statement; Heritage Statement; Design & Access Statement; Basement Impact Assessment (ref JER 8872) dated January 2021 by RPS; Construction Method Statement (Rev A) dated February 2021 by Evolve Consulting & Civil Engineers; Construction Method Statement (Rev B) dated May 2021 by Evolve Consulting & Civil Engineers; Arboricultural Impact Assessment (ref HWA10545_APIII); Basement Impact Assessment Audit Rev F1 December 2021.

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

Informative(s):

1 Reason for granting approval-

The proposed amendments alter the design of the fenestration from three windows to four smaller windows on the ground and at mezzanine level on the South elevation. On the West elevation, the window at ground level would also be altered from three to six panes and the door would be lower in height.

The single storey outbuilding would remain as approved. The change only relates to the fenestration of the outbuilding. The proposed alterations will not materially alter the character or appearance of the building. Nor will there be any adverse impact on amenity arising from the development. Furthermore, the proposal will remain compliant with the conditions attached to permission ref. 2021/1335/P.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous planning permission granted on 28/09/2022 under reference 2021/1335/P. In the context of the scheme, the proposed amendments are considered to be minor and would not have any material effect to alter the substance of the approved scheme. Therefore the proposals constitute a non-material amendment to the development and are considered acceptable.

- 2 You are advised that this decision relates only to the alteration in design for the windows and doors of the outbuilding highlighted on the plans and shall only be read in the context of the substantive permission granted on 28/09/2022 under reference number 2021/1335/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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

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.