

Application ref: 2024/2733/P  
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Date: 31 July 2024

**Development Management**  
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Architecture Everything  
18 Manor Gardens  
Ruislip  
HA4 6UB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Basement And Ground Floor**  
**25-26 Hampstead High Street**  
**London**  
**Camden**  
**NW3 1QA**

Proposal: Non-material amendment to planning permission 2024/1168/P dated 29/05/2024 for the 'Installation of new glazed shopfront to ground floor front elevation', namely for changes to the location of the glazed ground floor entrance doors.

Drawing Nos: Drawing Nos. Superseded:  
A0102

Drawing Nos. Proposed:  
A0102\_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 2024/1168/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:

A0101, A0102\_02, Design and Access Statement, Location Plan

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

Informative(s):

1 Reason for granting approval:

The proposed amendments to the approved scheme comprise relocation of the glazed shopfront entrance doors from the right side of the proposed shopfront to the middle. This is considered a minor alteration that will not materially impact the approved scheme.

The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building or proposed alterations. They would not have any material impact on the character and appearance of the host property or the Conservation Area.

The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise, or privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 29/05/2024 under ref. 2024/1168/P. In the context of the permitted scheme, it is considered that the amendments 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 non-material variation of the approved scheme.

2 You are advised that this decision related 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 29/05/2024 under ref. 2024/1168/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 'DPope', is positioned at the top left of the page.

Daniel Pope  
Chief Planning Officer

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