

Application ref: 2025/0148/P  
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Date: 22 January 2025

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NTA Planning LLP  
46 James Street  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**52 Avenue Road**  
**London**  
**NW8 6HS**

Proposal: To alter and simplify the description of development approved under planning permission ref. 2022/1863/P, dated on 10/05/2023

Drawing Nos:

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, the description of planning permission ref. 2022/1863/P, granted 10/05/2023, shall be replaced with the following description:

#### **REPLACEMENT DESCRIPTION**

Demolition of existing dwelling and erection of three buildings over part lower ground/basement, comprising total of 12 townhouses (12 x 3 bed), together with associated landscaping and installation of new access gate onto Avenue Road.

Informative(s):

1 Reason for granting approval-

This non-material amendment application seeks an alteration to the description of development for planning permission ref. 2022/1863/P, granted 10/05/2023, which would enable minor amendments to the approved development to be applied for in future.

The changes proposed are to the application description only. No changes are proposed to any of the approved plans or conditions of the planning permission referenced above. The amended wording would not change the specific details of the application in any way. The function of the change is that it would provide flexibility to enable the approved development to be altered via a minor amendment application if so required (and as long as such changes were to be in accordance with the intent of the original permission).

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2022/1863/P and any subsequent approved variations.

No comments were received in respect of this application. The planning history of the site has been taken into account when coming to this decision.

As such, the alterations to the description is not a material change, taking into account the development plan, and all other material considerations. This non-material amendment accord with the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

- 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 [insert date] under reference number [insert ref] and is bound by all the conditions [insert and obligations if necessary] 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully



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](http://www.camden.gov.uk/planning).

