

Application ref: 2025/1391/P
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Date: 25 April 2025

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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:
29 Crossfield Road
London
NW3 4NT

Proposal: Non Material Amendment to planning permission ref: 2025/0022/P dated 03/03/2025 for 'Replacement of windows and doors and installation of wall cladding to front and rear elevations; replacement of frosted glass balustrade and installation of pergola to first floor front elevation; removal of rear external staircase; and replacement of roof of rear extension', namely for alterations to the rear extension roof to add two rooflights instead of one.

Drawing Nos:

Superseded: 05 (Rev 03 dated 02/01/25), 06 (Rev 03 - dated 02/01/25).
Proposed: 03 (dated 26/03/25), 04 (dated 26/03/25).

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.2 of planning permission 2025/0022/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:

01, (dated 12/10/24), 02, (dated 12/10/24), 03 (dated 12/10/24), 04 (dated

12/10/25), 03 (dated 26/03/25), 04 (dated 26/03/25), 07 (Rev 03 - dated 02/01/25), 08 (Rev 03 - dated 02/01/25), 001, Location Plan, Photographic Report (dated 02/01/25), Planning Statement (dated 02/01/25)

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

Informative(s):

1 Reason for granting approval:

Planning permission ref. 2025/0022/P (dated 03/03/2025) approved the replacement of the existing glazed extension roof with a new roof including one rooflight. The proposed non-material amendment seeks to install two rooflights instead of one. The amendment is minor in scope and scale and do not increase the overall dimensions or intent of the original scheme, and they would therefore not have any material impact on the character and appearance of the host property or surrounding area. The amendment would not affect the character and appearance of the Belsize Conservation Area.

The amendment 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 planning permission granted on 03/03/2025 under reference 2025/0022/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 a non-material variation of the approved scheme.

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 03/03/2025 under reference number 2025/0022/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 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