

Application ref: 2025/1386/P
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Date: 14 May 2025

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SM Planning
80-83 Long Lane
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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:
27 Belsize Square
London
Camden
NW3 4HU

Proposal: Non material amendment to planning permission 2024/4095/P granted on 18/11/2024 and including a replacement rear dormer extension, namely to change consented dormer cladding from lead to lead and slate tiles to match existing

Drawing Nos:
Cover letter (SM Planning - 08/05/2025), Email (SM Planning - 08/05/2025), 2024/4095/P
Drawings

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 2024/4095/P granted 18/11/2024 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the

following approved drawings and documents: 064_001, 064_002, 064_010 A, 064_011 A, 064_012 A, 064_013 A, 064_014 A, 064_021 A, 064_022 A, 064_023, 064_030 A, 064_031 A, 064A_302, 064A_331, 064A-310 A, 064A_311 A, 065A_312 A, 064A_313, 064A_314, 064A_320, 064A_322 A, 064A_322 A, 064A_323, 064A_330 A, 064A_331, Design & Access Statement (Allen Architects)

Letter (SM Planning - 08/05/2025), Email (SM Planning - 08/05/2025)

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

Informative(s):

1 Reasons why proposals are non-material amendments:

Planning permission (ref. 2024/4095/P) was granted on 18/11/2024 for 'Replacement front and rear dormers, replacement roof tiles, replacement windows (2nd floor level, front and rear), new roof light on side roof slope and window in side elevation (2nd floor), replacement curved windows within curved bay (all levels)'

The rear dormer of the approved scheme was proposed to have lead sides.

It is now proposed to change the sides of the rear dormer to be of slate tiles. The front face of the dormer will be of lead. The side walls will be tile-hung as per the existing roof.

The application indicates images of the tile-hung dormers on neighbouring buildings.

The Council's Conservation Team has reviewed the proposed non-material amendments and it is considered that there would be no material effects to the character and appearance of the Belsize Conservation Area.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under ref 2024/4095/P dated 18/11/2024.

The proposed changes 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 in 'Letter (SM Planning - 08/05/2025)' 'Email (SM Planning - 08/05/2025)' and shall only be read in the context of the substantive permission granted on 18/11/2024 under reference number 2024/4095/P and is bound by all the conditions and the S106 legal agreement 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer

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