

Application ref: 2020/3440/P  
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Date: 29 September 2020

**Development Management**  
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Evelegh Designs  
38 Northwood Road  
London  
N6 5TP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat 2**  
**26 Adamson Road**  
**London**  
**NW3 3HR**

Proposal: Amendments to height of the balcony, as granted by planning permission reference 2019/2973/P dated 13/08/2019 for 'Erection of balustrade to form a roof terrace at upper ground floor level; Alteration of rear window to form access door'

Drawing Nos: Approved: 01; 02; GA 01 /B; GA 02 /B; GA 03 /B and GA 04 /B.  
Superseded: GA 01 /A; GA 02 /A; GA 03 /A and GA 04 /A.

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.3 of planning permission 2019/2973/P dated 13/08/2019 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans:

SV 01; SV02; SV03; 01; 02; GA 01 /B; GA 02 /B; GA 03 /B and GA 04 /B.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would raise the height of the balcony by constructing a 100mm deck on top of the roof instead of having a paved surface. The footprint would remain the same. It is noted that this deck would be well screened by the existing parapet of the rear extension below and it would not be visible from the street. Given its minimal increase in height and screening, it will have no material impact on character and appearance of the host property or Belsize Park Conservation area. A 100mm increase in height of the balcony's floor is marginal and would not have any impact on neighbouring amenity.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2019/2973/P dated 13/08/2019. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development in terms of character 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 alterations to the balcony height and shall only be read in the context of the permission granted under 2019/2973/P dated 13/08/2019 and is bound by all the conditions and obligations 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 2019.

Yours faithfully



Daniel Pope  
Director of Economy, Regeneration and Investment

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