

Application ref: 2020/3557/P
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Date: 27 November 2020

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Asher Planning Ltd
2
De Grey Close
LEWES
BN7 2JR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Garden Flat
14 Belsize Park
London
NW3 4ES

Proposal: Alteration to the internal layout of the garden studio to incorporate a shower room as an amendment to planning permission ref 2020/1561/P dated 21/07/2020 for the erection of a studio outbuilding at end of rear garden.

Drawing Nos: V05 Revised (incorporating internal shower room)

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 reference 2020/1561/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 drawings:

Permitted drawings: V05 Revised; location plan; block plan showing location of garden room; Design and Access Statement by Asher Planning Ltd dated July 2020.

Amended drawing: V05 Revised (incorporating internal shower room)

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

Informative(s):

1 Reason for granting approval-

The application seeks to amend the permitted outbuilding as approved under reference 2020/1561/P, in order to incorporate shower room internally. No alterations are proposed to the external appearance of the building. The use of the outbuilding would remain incidental and ancillary to the use of the garden flat.

The full impact of the outbuilding has already been assessed by the earlier grant of permission reference 2020/1561/P, dated 21/07/2020. The changes now proposed would not have a material effect on the approved development in terms of appearance or neighbour impact and the changes are not material.

2 You are advised that this decision relates only to the incorporation of a shower room and shall only be read in conjunction with the substantive permission granted as reference 2020/1561/P, dated 21/07/2020 and is bound by all the conditions attached thereto.

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
Chief Planning Officer

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