

Application ref: 2021/2454/P
Contact: Nathaniel Young
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Date: 29 October 2021

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Baily Garner LLP
146-148 Eltham Hill
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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:

**43 Belsize Square
London
NW3 4HN**

Proposal: Non-material amendment to permission ref: 2020/1957/P dated 23/03/2021 for the 'Replacement of windows and doors with double glazed windows and doors' namely to alter window to a double hung sliding sash window.

Drawing Nos: Proposed window schedule PO5 Rev C; Proposed elevation PO4 rev C.

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 2020/1957/P 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- P01, P02 Rev B, P03 Rev B, P04 Rev C, P05 Rev C, typical section drawing, DAS Rev B.

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

Informative(s):

1 Reason for granting approval-

Permission was granted in 2021 for replacement of all windows in the building (a mid-Victorian semi-detached villa) changing from single glazed mainly sash windows to like for like double glazed units. This application seeks to deviate from the approved plan by substituting a ground floor flank elevation side hung casement window for a double hung sash window. This is desired by the applicant for conformity of all window types serving the ground floor flat. The proposed change of window type affecting just one small sized window located towards the centre of the flank elevation would be concealed from public view and will have minimal impact on the appearance of the property or the approved design for window replacement and would not affect neighbour amenity; as such it is considered the proposal can 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 23/03/2021 under reference number 2020/1957/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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