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**55 SOUTH HILL PARK, LONDON, NW3 2SS – AMENDMENT TO PLANNING  
PERMISSION (LPA Application ref: 2023/1999/P)**

This letter is written in support of an application for a minor material amendment to the approved scheme.

The Planning Permission

Planning permission was granted on the 13<sup>th</sup> of July 2023 under application ref 2023/1999/P) for the infill of existing lightwell with internal habitable space to lower ground floor and the erection of a single storey rear extension at ground floor level and external alterations to the front and rear facades.

The planning application 2023/1999/P will be implemented and works will start in March 2024.

Condition 2 of the planning permission requires the development to be carried out in accordance with the drawings and other supporting material for the avoidance of doubt and in the interests of proper planning.

Having further considered the rear façade changes together with the internal living spaces, the applicant would like to amend the fenestration treatment at raised ground floor level only. All other aspects of the development would remain as approved.

**The Minor Amendment**

The minor amendment is:

Addition of one clerestory window at raised ground floor level that will sit just above the level of the new flat roof.

In order to achieve improved light levels in the dining room area of the house, which is currently quite dark, an additional high-level window is desired. This will consist of a timber framed fixed window which will match the width of the

existing sash window above. When looking at the rear façade elevation there will be consistency between the size of the windows in this area.

The proposed minor change relates only to the fenestration treatment at rear raised ground floor level. This modest alteration would improve the interior space by increasing the natural light levels internally. Externally, the additional window is in keeping with the rest of the property in terms of its scale and location; the proposed new window will sit above the rear extension window and below the existing sash window when viewing the rear façade.

At garden level, the window will not be viewable due to the location of the small parapet upstand to the extension.

As a precedent, the neighbouring property at 53 South Hill Park has a similar high level window that sits above the flat roof of their rear extension too. The proposed window will improve the internal spaces of the house without harming the quality or character of the rear elevation.

In granting planning permission for the development approved under application ref 2023/1999/P the Council's Delegated Report comments:

*"The rear extension cannot be readily seen within the wider context of the South Hill Park conservation area.... As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area."*

*Also*

*"The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook."*

*"The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021."*

It stands therefore that this minor amendment would also be in general accordance with Policies A1 and D2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

The only change relates to the fenestration at raised ground floor level with a discreet, simple window that sits just above the flat roof extension that has already been approved.

The minor amendment does not fundamentally alter the development as approved. There is no change to the scale, bulk, depth, design or materials to the rear extension at ground floor level.

### Further considerations – Impact on Residential Amenity

The proposed changes would not have a worsening effect on the living conditions of neighbouring occupiers. The proposed new window will be at high level and therefore it will not be possible for it to be used to look out of and therefore will not create any new overlooking condition.

It is held therefore that existing residential amenity would be safeguarded.

### Planning Policy Compliance

The Local Plan was adopted in 2017. Policies relevant to the development as approved in 2022 therefore remain the same. They have not been updated in the interim for this development to be in conflict with the Local Plan.

One of the main objectives identified in the Council's Local Plan is to manage change and growth in a manner that respects the character, heritage and distinctiveness of the Borough for it to continue to be a popular place to live, work and visit.

We consider the Council's views to not alter as a result of this modest change. The aims and objectives of the 2017 Plan are still met and the proposed development thus, remains in accordance with prevailing national and local planning policies.

### In Summary

The proposed development would respect local character and distinctiveness and safeguard the living conditions of neighbouring occupiers. The modest change would meet the needs of the present without compromising the ability of future generations to meet their own needs.

### Approved and Proposed Drawings

The approved drawings to be substituted are:

134-PL1-EX08-01  
134-PL1-EX09-01  
134-PL1-EX11-01

134-PL1-GA08-00  
134-PL1-GA08-01  
134-PL1-GA09-00  
134-PL1-GA09-01  
134-PL1-GA10-00  
134-PL1-GA10-01  
134-PL1-GA11-00  
134-PL1-GA11-01

DET-01.

The amended drawings are numbered:

134-PL1-EX08-01-RevB  
134-PL1-EX09-01-RevB  
134-PL1-EX11-01 -RevB  
134-PL1-GA08-00- RevB  
134-PL1-GA08-01- RevB  
134-PL1-GA09-00-RevB  
134-PL1-GA09-01-RevB  
134-PL1-GA10-00-RevA  
134-PL1-GA10-01-RevA  
134-PL1-GA11-00-RevB  
134-PL1-GA11-01-RevB

We trust you find the details acceptable, and we look forward to hearing from you in due course. In the meantime, should you require any further information or clarification of the proposed amendments please do not hesitate to contact us.

Yours sincerely,  
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