

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/03/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Amanda Peck				2010/0463/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
96 Highgate West Hill London N6 6NR				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Non-material amendment to replace two rear dormer fanlights with vertically hung tiles pursuant to planning permission (ref: 2007/6257/P) dated 11/03/2008 (the erection of side and rear dormers and the installation of rooflights to single family dwelling).							
<b>Recommendation(s):</b>		Grant non material amendment					
<b>Application Type:</b>		Non Material Amendments					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None required					
<b>CAAC/Local groups* comments:</b>		None required					
		*Please Specify					
<b>Site Description</b>							
The two-storey semi-detached single family dwelling house is located on the east side of Highgate West Hill within the Holly Lodge Conservation Area.							
<b>Relevant History</b>							
<ul style="list-style-type: none"> <li>2007/6257/P – “Erection of side and rear dormers and the installation of rooflights to single family of dwelling house”. Approved 11 March 2008</li> <li>2006/1169/P – “Rear dormer and side roof extension with the installation of rooflights”. Refused 19 May 2006 and subsequent appeal dismissed on 20 July 2007 (side roof extension was unacceptable).</li> </ul>							

## **Relevant policies**

### **Camden Replacement Unitary Development Plan 2006**

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

### **Camden Planning Guidance 2006**

Holly Lodge Estate Draft Conservation Area Statement

## **Assessment**

### **Non Material Amendment**

The proposed amendment is to remove two fanlights in the approved rear dormer window and replace them with vertically hung tiles to match the roof. Drawing number 35 is to be superseded by drawing number 35 rev A.

### **Assessment**

The amendment is not considered to be materially different to planning permission 2007/6257/P. The change would be very minor removing two small fanlight windows within the rear dormer. This would not materially alter the appearance of the dormer window. It would not warrant any re-notification or re-consultation. The variation can therefore be treated as non material amendments to the approved scheme.

The proposed alteration relates to the fenestration of the dormer that is to the rear of the property and would not be visible from the street. It would result in a smaller window in the rear dormer. The amendments would not affect the amenity of any nearby residents and would not detrimentally affect the character or appearance of the building or conservation area.

### **Recommendation**

Approve non-material amendment

## **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***