

Miss Alice Brown  
AAB architects  
10 Stock Orchard Street  
London  
N7 9RWApplication Ref: **2015/0582/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

13 March 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Grant of Non Material Amendments to planning permission**Address:  
**28 New End**  
**London**  
**NW3 1JA**

Proposal: Non-material amendment to planning permission dated 14/04/2014 [Ref: 2013/7936/P] for installation of new skylight to roof of infill roof extension to dwellinghouse.

Drawing Nos: Superseded Drawings: P01 A; PO2 A.

Proposed Plans: Location plan; X01; X02; X03; X04; PO3; P04; 1.10; 1.11; 1.12; 2.01;  
Bauder Xero Flor XF301 Sedum Blanket;  
Design & Access Statement January 2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition 3 of planning permission 2013/7936/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- Location plan; X01; X02; X03; X04; PO3; P04; 1.10; 1.11; 1.12; 2.01; Bauder Xero Flor XF301 Sedum Blanket; Design & Access Statement January 2015.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting permission.

The proposed amendment, namely the installation of a new skylight that project above the roof apex is considered to be of an appropriate unobtrusive design in relation to the existing dwelling and of a minor nature that would not significantly alter the appearance of the building. Owing to its setting, within the central area of the roof extension, not being visible from the public realm, the proposed skylight would not add any significant additional harm to the appearance of the host building or the conservation area.

The proposed skylight location would not cause harm to the amenity of any adjoining/adjacent residential occupiers in terms of the loss of day/sunlight, outlook, enclosure or privacy.

The full impact of the proposed development [infill roof extension] has already been assessed by virtue of the previous approval granted on 14th April 2014 reference 2013/7936/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers. Given the minor nature of the proposed amendment, the location of the skylight on the roof of the property and the fact that it is not visible from the wider public realm, it is not considered to impact in any material way upon the appearance of the host building, street scene or the Hampstead Conservation Area.

2 You are advised that this decision relates only to the installation of a new skylight to the roof of the infill roof extension and shall only be read in the context of the substantive permission granted on 14th April 2014 reference 2013/7936/P and is bound by all the conditions (1 and 2) 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson  
Director of Culture & Environment

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