

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2015/6286/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

2 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Linton House
39 -51 Highgate Road
London
NW5 1RT

Proposal: Use of glazing and metal screening in place of brick to the southwest corner facade, to erection of additional floor at roof level to provide 7 residential flats approved under planning permission ref. 2013/3494/P (granted on appeal under APP/X5210/A/13/2207697) dated 03/03/2014.

Drawing Nos:
Superseded drawing no: 152/302/P2, 152/303/P3, 152/125/P3;

Proposed drawing no: 152/302/P3, 152/303/P3, 152/125/P5.

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 no.2 of planning permission 2015/1627/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 plans- 001 Rev P1; 120 Rev P1; 125 Rev P5; 126 Rev P2; 301 Rev P2; 302 Rev P3; 303 Rev P3; SK80; Roof Landscape and Biodiversity by CSA dated July 2015; Lifetime Homes Statement by CSA dated July 2015; Design and Access Statement by CSA dated July 2015; Penthouse Application - Mix of Units dated July 2015; Letter from Nigel Dexter dated 18/03/2015; Code for Sustainable Homes Pre-assessment (Job - 02640) by Synergy Rev A dated 13/03/2105 and Energy Assessment by Synergy Issue 3 dated 13/03/2015.

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 The proposed amendment to the previously approved cladding treatment to the south-west corner elevations of the upper floor extension is considered to be acceptable given that the size, location and detailed design reflects that which was originally granted approval. The amendment involves a curtain walling system consistent with the approved penthouse (upper floor) façade previously approved on the remainder of the upper floor elevations (glass and metal screens). The amendment is minor and does not materially alter the design or amenity impact of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 5th November 2015 under reference number 2015/1627/P and the planning permission ref. 2013/3494/P (granted on appeal under APP/X5210/A/13/2207697) dated 03/03/2014.

- 2 You are advised that this permission relates only to the amendment to the elevational treatment of the south-west corner of this building and shall only be read in the context of the substantive permission granted on 03/03/2014 under reference number [2013/3494/P] and is bound by all the conditions obligations 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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