

Mr Salvatore Poerio
Salvatore Poerio
Flat110
52 Holloway Road
London
N7 8BW

Application Ref: **2016/1507/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

3 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**94 Highgate West Hill
London
N6 6NR**

Proposal:

Variation of condition 3 (approved plans) associated with planning permission 2015/4457/P dated 30/10/15 (for erection of a single storey rear extension at ground floor level, namely increase the roof of the rear extension by 400mm, alterations to the design of the roof including installation of new fanlights to the rear and change of the material of the roof to glass and solid clad in zinc.

Drawing Nos:

Supersede Plans: 01_01, 01_02, 01_03, 01_04, 02_01, 02_02, 02_03, 02_04 and Design and Access Statement for 94 Highgate West Hill

Drawings for approval: 94HWH_PL01, 94HWH_PL02, 94HWH_PL03, 94HWH_PL04, Site Plan and Design and Access Statement dated 17 March 2016. .



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 granted on 30/10/2015 under reference number 2015/4457/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans 94HWH_EX01, 94HWH_EX02, 94HWH_EX03 and 94HWH_EX04, 94HWH_PL01, 94HWH_PL02, 94HWH_PL03, 94HWH_PL04 and Design and Access Statement dated March 2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed amendments (replacement roof and the increase in height of the rear extension shared with 96 Highgate West Hill) are considered acceptable, and do not detract from the approved scheme. The amendments are considered to improve the design for a less bulky rear extension and the amendments are considered to be of an acceptable design and appearance to the host building.

In the subject location, the increase in the height of the roof by 400mm would not cause any excessive additional impact over the approved scheme. When looked at in context of the neighbouring semi-detached property the extension would not extend higher than the neighbours boundary wall. As such, would not impact with the loss of light, privacy or contribute to a sense of enclosure.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Neighbouring occupiers were consulted on the application. One comment has been received from CAACs who raised no objection prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

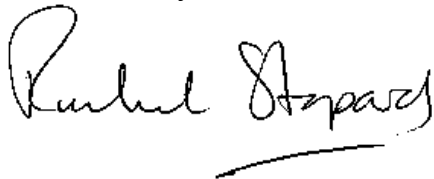
- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 30/10/2015 under reference number 2015/4457/P and is bound by all the conditions 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities