

Mr Brian Oreilly  
Brian Oreilly Architects  
31 Oval Road  
London  
NW1 7EA

Application Ref: **2017/4379/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

14 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**89 Hillway**  
**London**  
**N6 6AB**

Proposal:  
Variation of condition 3 (approved plans) associated with planning permission 2017/0558/P dated 24/04/2017 for: Erection of single-storey rear and side extensions, following the demolition of existing garage to the flank elevation, the erection of a dormer roof extension to the flank (north) elevation, installation of rooflights to side and rear elevations and privacy screen to the flank elevation all associated with the use as residential dwelling (Class C3), namely, the erection of a rear dormer roof extension.

Drawing Nos:

Superseded: 430-104-P/B, 430-105-P/B, 430-201-P/C, 430-202-P/C and Proposed 3D Sketch

Amended: 430-104-P/C, 430-105-P/D, 430-201-P/D, 430-202P/D and 430 Proposed 3D Sketch.

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



Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 For the purposes of this decision, condition no. 3 of planning permission 2017/0558/P dated 24/04/2017 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: 430-100-E, 430-103-E, 430-104-E, 430-106-E, 430-200-E, 430-201-P/D 430-202-P/D, 430-102-E, 430-103-P/A, 430-104-P/ C, 430-105-P/ D, 430-106-P/D, 430-200-P/B, 430-201-P/ D, 430-202-P/ D, 430-203-E, 430-300-E, 430-301-P/E, 430-301-E and 430 Proposed 3D Sketch.

Informative(s):

- 1 Reasons for granting permission:

The proposed application seeks to vary condition 3 (the approved plans) associated with planning consent 2017/0558/P dated 24/04/2017 for: erection of single-storey rear and side extensions, following the demolition of existing garage to the flank elevation, the erection of a dormer roof extension to the flank (north) elevation, installation of rooflights to side and rear elevations and privacy screen to the flank elevation all associated with the use as residential dwelling (Class C3). The proposed change to the roof slope is considered to be a minor alteration which replaces the rear roof light with a new hipped dormer extension to the rear elevation. The proposed dormer roof is appropriate in its scale, design and setting. Moreover, the hipped dormer extension is characteristic in its design and appearance within the conservation area.

The proposed rear dormer on the west elevation would be set down from the ridge by 800mm, the eaves by 600mm and therefore accords with Camden Planning Guidance (CPG1 Design). The size, design and materials used in the construction of the rear dormer is considered appropriate. Thus, the proposed dormer would not adversely impact on the appearance of the host building nor the conservation area and would be subordinate addition to the host building. Therefore, the proposed amendment would not be harmful to the building's architecture or the group of properties.

The proposed privacy screen to the flank elevation forms part of the original

application. However, whilst the first floor timber screen forms the basis of the design in the extant planning permission 2017/0558/P the boundary wall along the flank elevation at ground floor with no. 87 Hillway was not fully assessed in terms of its design and impact. The proposed boundary wall would be located in front of the existing timber fence to the rear elevation and would measure approximately 4.6m in height and 4.1m in depth for a private courtyard. It is duly noted from the neighbour's response that no impact would be envisaged. Indeed, the 45 degree line on plan and elevation suggest the impact in regards to loss of daylight/sunlight, overshadowing and impact with sense of enclosure would be minimal given the setting of the proposed boundary wall, the fenestration detail of the neighbours rear extension and the size and depth of no. 87 rear garden.

The proposed dormer extension is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in regards to loss of daylight/sunlight, privacy nor overlooking on account of its size and setting within the rear elevation of the host building.

An additional comment was received Holly Lodge Estate CAACs have been received and no objection was raised, prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed amendments are in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and Highgate neighbourhood Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same

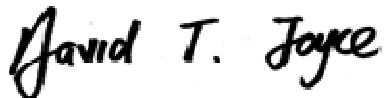
terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning