

Application ref: 2018/5291/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 5 February 2019

Development Management
Regeneration and Planning
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Neil Kahawatte Architects
Unit 310
4 Fortess Road
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London
NW5 2ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:
35 Hillway
London
N6 6AH

Proposal: Variation of condition 3 (approved drawings) of planning permission ref: 2018/3223/P dated 17/10/2018 for the erection of front porch; single storey side extension and rear extension; formation of rear terrace at first floor level and installation of solar panels and 3x rooflights to dwellinghouse following demolition of existing front porch and garage; namely reduction in the depth and width of rear extension; hip to part gable extension; erection of 1x side dormer window and window replacements.

Drawing Nos: 1809_E013 (OS Extract); A101; A102; A103; A104; A105; A106; A107; A108; A109; A110; A111; R004 (Design and Access Statement).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof extensions, by reason of their size, detailed design and location in a group of buildings with a largely unaltered roofline, would result in harm to the character and appearance of the building, the group of buildings of which it forms a part and the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH2 (Development proposals in Highgate's Conservation Areas) and DH5 (Roofs and roofscape) of the

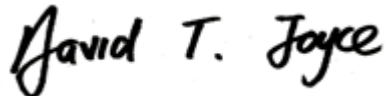
Highgate Neighbourhood Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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