

Mr Sia Sharif  
STS Structural Engineering Ltd  
58 Crossway  
Welwyn Garden City  
AL8 7EE

Application Ref: **2019/4314/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

15 October 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**79 Highgate West Hill  
London  
N6 6LU**

Proposal: Alterations to fenestration and roof of side/rear extension, as an amendment to planning permission ref. 2018/2238/P dated 20/09/2018 for Erection of replacement single storey side extension

Drawing Nos: Superseded plans: 004 (Rev C); 006 (Rev B)  
Revised plans: 204; 206; 208 (Rev P2)

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

For the purposes of this decision, condition no.3 of planning permission 2018/2238/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- 1803-1115-001; 1803-1115-002; 1803-1115-003; 1803-1115-005 (Rev B); 1803-1115-204; 1803-1115- 206; 1803-1115-208 (Rev P2)



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

Informative(s):

1 Reason for granting approval-

The changes relate to the redesign and reduction in size and number of windows on the side and rear elevations of the approved extension, as well as a higher parapet and omission of rooflight, following detailed design stage to allow for a more straightforward construction. The changes are considered acceptable as they do not alter the overall height, bulk or design idiom of the extension and are minimally different from the approved scheme. The windows would also become slimlite double glazed instead of single glazed. This is considered acceptable by virtue of the extension being a non-original extension to the listed building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 20/09/2019 under ref 2018/2238/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the window alterations and shall only be read in the context of the substantive permission granted on 20/09/2019 under ref 2018/2238/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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