



Mr Edward Hodgson
Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

7 August 2022

Dear Edward,

Town and Country Planning Act 1990 (As Amended)
Section 73 Minor Material Amendment Application to Vary Condition 2 of Householder Planning Permission 2021/6221/P relating to Proposed Installation of 3 No. of New Rooflights to Replacement Garage at No. 15 Crediton Hill, London, NW6 1HS

On behalf of the applicants, Mr & Mrs Warren, I hereby submit the above s.73 application to the London Borough of Camden (the Local Planning Authority [LPA]).

The planning application comprises of this cover letter and the following:

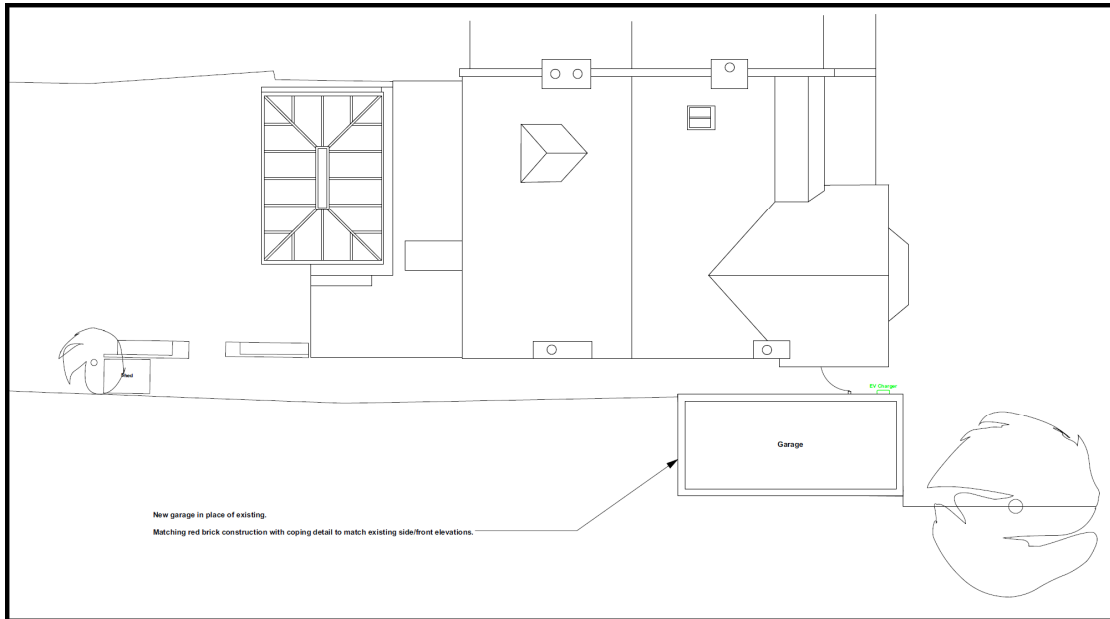
- Completed planning application form; and
- New replacement planning drawings:
 - Proposed Roof Plan – CH_PP_RP_RevA_G2
 - Proposed Front Elevation – CH_PP_GE_Front_RevA_G2
 - Proposed Rear Elevation – CH_PP_GE_Rear_RevA_G2
 - Proposed Side Elevation – CH_PP_GE_Side_RevA_G2

The relevant application fee of **£234 + £32.20** Portal Admin Fee has been paid online.

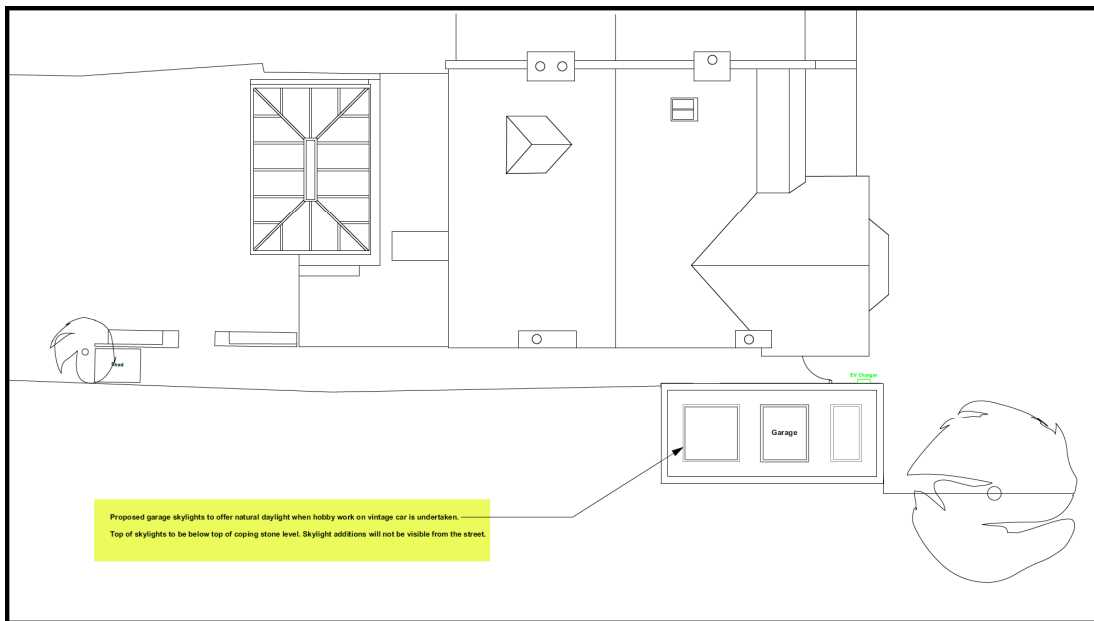
As the new rooflights relate to the replacement garage that has not yet been constructed, it is noted that a Lawful Development Certificate (LDC) application under Class E is not considered possible. Therefore, a s.73 application is considered the most appropriate in this instance.

As shown in **Figure 1**, this s.73 application is to only propose 3 no. of new rooflights to the new replacement garage that was already granted under Householder Planning Permission 2021/6221/P on 23 February 2022. The new rooflights will provide a good amount of daylight/sunlight into the garage space.

Figure 1 – Comparative Roof Plans



Proposed Roof Plan – as approved under permission 2021/6221/P



Revised Roof Plan of this s.73 application

It is noted that the new rooflights would be of the conservation style type that will not protrude above the flat roof of the replacement garage. See **Figure 2** for comparative views of the proposed front elevation for further detail.

Figure 2 – Comparative Front Elevation Plans



Proposed Front Elevation – as approved under permission 2021/6221/P



Revised Front Elevation of this s.73 application

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It is considered that the proposed installation of the 3 no. of conservation style rooflights should be regarded as a minor material amendment and that it would not impact on the appearance of the already approved replacement garage nor the character of the Conservation Area. The new rooflights would not be visible along the streetscene.

In light of the above, we request that this s.73 application should be granted by the Local Planning Authority.

We trust that our application can be validated as soon as possible.

Yours sincerely,

Wai-kit Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner/ Planning Consultant