

Application ref: 2022/1853/P  
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Date: 22 August 2022

**Development Management**  
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Yabsley Stevens Architects  
18 A Broadlands Road  
London  
N6 4AN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**71 Highgate West Hill  
London  
Camden  
N6 6BU**

Proposal: Non material amendments including increase of roof height and addition of insulation to front gable end roof to planning permission 2020/5907/P dated 10/03/2021 for Replacement and alteration of existing rooflights, reinstatement of window on the first floor, alteration to the external door at ground level and conversion of the detached garage into a home gym with associated fenestration and roof alterations

Drawing Nos: 00A1004 Rev A; 10A1004 Rev A; 00A1004; 10A1005; 10A1002 Rev C; 10A1002 Rev A; 10A1005 Rev B; 10A1005; 10A1000 (site location plan)

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 2020/5907/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:

1912\_: 10A1001 A, 10A1002 Rev C, 10A1003, 10A104 Rev A, 10A1005 Rev B, 10A1006, 71 HWH Design and Access Statement (March 2021)

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

Informative(s):

- 1 The proposed amendments involve raising the roof level of the host property by 100mm in order to install internal insulation under the roof. The external appearance would remain generally the same as existing and approved, aside from the minor increase in height. The proposed alterations would not impact the overall design of the previously approved scheme and would preserve the character of the host building and wider conservation area. The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. The small increase in height would be unlikely to impact neighbouring daylight and can therefore be treated as non-material. The raised roof would sit behind an existing parapet wall to the front along the flat roof and sloped roof parts. The raising of the roof on the gable end pitched roof part would be largely concealed from neighbouring properties behind an existing party wall upstand on the boundary.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/03/2021 under ref 2020/5907/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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 10/03/2021 under ref 2020/5907/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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer

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