

Delegated Report		Analysis sheet		Expiry Date:		11/02/2013	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Rob Tulloch				2012/6689/P			
Application Address				Drawing Numbers			
2 Marty's Yard Hampstead High Street London NW3 1QW				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to planning permission granted on 02/10/2012 (ref: 2012/3958/P for the erection of single storey rear extension to family dwelling (Class C3)) to amend fenestration to north east elevation.							
Recommendation(s):		Grant Approval					
Application Type:		Non-material amendment					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	N/a						
CAAC/Local group comments:	N/a						
Site Description							
The application site is located at the end of Marty's Yard, a narrow pedestrian only lane off Hampstead High Street. The site is occupied by a two storey single family dwellinghouse on a long rectangular plot bounded by the rear boundaries of numbers 52-58 Gayton Road, 17 Rudall Crescent, Marty's Yard (car park) and 14 Hampstead High Street and 3 Marty's Yard. The building lies within Hampstead Conservation Area.							
Relevant History							
2012/3958/P Erection of single storey rear extension to family dwelling (Class C3). Granted 02/10/2012							
Relevant policies							
The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.							

Assessment

1 Introduction

- 1.1 Planning permission was granted on 02/10/2012 for the erection of a single storey rear extension to family dwelling (2012/3958/P). The permission also included the enlargement of a first floor window and the insertion of a window at ground floor level, both to the north east elevation.

2 Assessment

- 2.1 The applicant seeks to alter the two approved windows as a non-material amendment. Other proposed amendments to the permission have been removed from the proposal as they were either considered to be material, or were unrelated to the previous permission.
- 2.2 Permission was granted to enlarge a first floor window to the north elevation with a condition requiring it to be obscure glazed to prevent overlooking to no. 14 Hampstead High Street. It is proposed to move the window 400mm to the north, keeping it the same size. The condition requiring it to be obscure glazed to prevent overlooking would still apply.
- 2.3 The permission also included the insertion of a new window at ground floor level to the north east elevation. The approved window measured 1800mm (w) x 400mm (h). The amended window would measure 600mm (w) x 1700mm (h) with metal bars. The approved and proposed windows are identified as being frosted glass, however no condition was attached to the permission requiring the ground floor window to be obscure glazed, as it faces a car park and does not overlook any neighbouring properties.
- 2.4 The alterations to the approved windows are not considered to be material amendments.

3 Recommendation: Approve non-material amendment

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