

Delegated Report		Analysis sheet		Expiry Date:		18/01/2013	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Rob Tulloch				2012/6808/P			
Application Address				Drawing Numbers			
107A York Way London N7 9QE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to include additional metal doors and relocation of refuse store at ground floor level pursuant to planning permission dated 25/10/2012 (ref. 2012/4610/P) for the change of use of ground floor premises from business (Class B1) to 1x 3-bed self-contained flat (Class C3) and alterations to front elevations at ground floor level on York Way and Camden Park Road.							
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 site comprises a four storey building with elevations on both York Way and Camden Park Road. The upper floors comprise 7 residential units with vacant B1 space on the ground floor. The application relates to the ground floor. The site is not within a conservation area, but is adjacent to the Camden Square Conservation Area.							
Relevant History							
2012/4610/P Change of use of ground floor premises from business (Class B1) to 1x 3-bed self-contained flat (Class C3) and alterations to front elevations at ground floor level on York Way and Camden Park Road. Granted 25/10/2012							
Relevant policies							
LDF Core Strategy and Development 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 Permission was originally granted for a four storey building including residential on the upper floors and a commercial unit at ground floor level. The applicant was unable to let the commercial unit and applied for a change of use of the ground floor to a single residential unit. Planning permission was subsequently granted on 25/10/2012 for the change of use of ground floor premises from business (Class B1) to 1x 3-bed self-contained flat (Class C3) and alterations to front elevations at ground floor level on York Way and Camden Park Road. A non-material amendment is sought for the relocation of a bin store and alterations to the front elevation.
- 1.2 External shutters were originally proposed, but these were considered to be a material amendment and have been removed from the proposal.

2 Assessment

- 2.1 Both ground floor elevations feature two voids separated by entrances to the flats above. The change of use included external alterations involving the insertion of large sliding doors into all openings with a metal doored bin store on the York Way elevation. The proposed amendment relates to both the relocation of the bin store and the addition of metal doors to both elevations.
- 2.2 The approved scheme features an internal bin store with metal door opening out onto York Way to the northern corner of the site. It is proposed to relocate the bin store to the southern corner of the York Way elevation. The 700mm wide metal bin store door would be replaced with a pair of 1400mm wide double metal doors, and to the southern corner 1400mm wide metal double doors would provide access to the relocated bin store.
- 2.3 This elevational treatment would be repeated on the Camden Park Road elevation where the approved 900mm wide glazed entrance door to the flat would be replaced with a metal door of similar proportions. An additional 900mm wide metal door would be inserted into the other opening on Camden Park Road.
- 2.4 The applicant's reasons for the amendment are to enhance the appearance of the building, improve security, provide privacy and a more convenient location for the bin store.
- 2.5 Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."* In the context of the permitted scheme, it is not considered that the amendments will have any material impact on the overall design, neighbour amenities or character or appearance of the street scene.
- 2.6 It is considered that these changes are all relatively minor and can thus be regarded as a non-material amendment to the approved scheme.
- 2.7 An informative will be attached which states that this permission relates only to the changes highlighted on the plans and shall only be read in the context of the substantive planning permission granted on 25/10/2012 under reference number 2012/4610/P and is bound by all the conditions attached to that permission.

3 Recommendation: Approve non-material amendment

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