

Delegated Report		Analysis sheet		Expiry Date:		30/01/2013	
		N/A		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Rachel Miller				2012/6790/P			
Application Address				Drawing Numbers			
Coach House Hampstead Lane London N6 4RU				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments (involving alterations to elevations, rooflights and fenestration) to planning permission 2012/3740/P (granted on 10/09/2012) for the erection of a single storey side extension to dwelling house (Class C3).							
Recommendation(s):		Approve the non-material amendments					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Not applicable					
CAAC/Local groups* comments: *Please Specify		Not applicable					

Site Description

The site relates to a large detached two storey Victorian single family dwelling house which has recently undergone complete refurbishment. The building was formerly a coach house for Athlone House. The house is bounded to the north by Hampstead Lane with the north elevation being contiguous and integral to the existing brick boundary wall along Hampstead Lane. To the rear of the site is Caenwood development which contains residential flats.

The site is located in the Highgate Conservation Area and the wall in fronting Hampstead Lane is considered to make a positive contribution to the conservation area. The site is located on Metropolitan Open Land.

Relevant History

2012/3740/P - Erection of a single storey side extension to dwelling house (Class C3). Approved 10/09/2012.

2009/0751/P - Change of use of Coach House to a single dwelling house and various extensions and alterations, including the remodelling of south elevation by widening 3 wings at ground and 1st floor levels, erection of a bay window and conservatory at ground floor of south elevation, and excavation to create a new basement floor, as an amendment to part of planning permission 2003/2670/P dated 05/10/2005 (for the part conversion and part redevelopment of site for 27 residential units including alterations, extensions and conversion of Athlone House to 1 x 7 bed house, The Coach house to 2 x 2 bed units, The Gate House to 1 x1 bed house and Caen Cottage to 1 x 3 bed house, demolition of all remaining post war buildings, and erection of 3 new blocks to provide 22 flats with underground parking), as further revised by planning permission ref 2006/1412/P dated 19/06/2006 (for alterations to blocks A,B,C) –Approved 27/08/2009. The basement element of the above permission has not been implemented.

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

Proposals

Permission is sought for amendments to a previously approved scheme granted on 10th September 2012 (reference 2012/3740/P). The approved proposal was *erection of a single storey side extension to dwelling house (Class C3)*.

The amendments to the approved scheme include:

- 1) the removal of the proposed door to the south elevation
- 2) removal of patent glazed rooflight and installation of two small rooflights measuring 900mm x 900mm located below the parapet
- 3) the lowering of the east window cill by 155mm.

Section 96A 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*".

Whilst there is no statutory definition of 'non-material', the LPA must be satisfied that the amendment sought is non-material in order to grant an application.

It is considered that the changes listed above would not harm the appearance of the proposed building and would not detract from the appearance of the building or the Conservation Area. The rooflights would be located below the parapet and would not be visible from nearby properties. There is no objection to the removal of the door on the south elevation or the lowering of the window cill on the east elevation.

The proposed amendments are considered to be minor in the context of the overall house and conservation area and do not raise any new issues or alter the substance of the approved scheme. They can be treated as non-material.

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