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|--|----------------------------|---------------------------------------|-------------------------------------|----------------------------------|-------------------|------------|--|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 21/11/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | - | |
| Officer | | | | Application Number(s) | | | |
| Charles Thuaire | | | | 2012/5135/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Land at the rear of Wildwood Lodge 9 North End London NW3 7HH | | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Amendment (comprising relocation of new house by 800mm from the boundary wall of Parfitt Close and 500mm from boundary wall of Wildwood Cottage) to planning permission granted 5.2.07 (ref 2006/4989/P) for erection of a new single storey plus basement 4-bedroom courtyard dwelling house with access from Parfitt Close, as renewed by planning permission dated 2.8.10 (ref 2009/5102/P) and later revised by approval of Non-Material Amendment dated 20.3.12 (ref 2011/6334/P) for amendments comprising internal rearrangement of rooms, altered footprint and height of house, relocated courtyard lightwell and installation of 2 new ones, omission of swimming pool, alterations to external materials and fenestration at courtyard. | | | | | | | |
| Recommendation(s): | | Approve | | | | | |
| 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: | - | | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | - | | | | | | |
| Site Description | | | | | | | |
| Backland site at end of rear garden of Wildwood Lodge. Adjoining the west and north sides of this garden is Parfitt Close, which is a private access lane giving access to 2 dwellinghouses at the rear of the property. The garden is overgrown with shrubs and trees, including 2 mature trees (sycamore and copper beech) which have a very high amenity value. The garden adjoins the Bull and Bush car park on its west side and a garden of Wildwood Cottage on its east side. | | | | | | | |
| The site lies within Hampstead Conservation Area. | | | | | | | |

Relevant History

5.2.07- Erection of a new single storey plus basement 4-bedroom courtyard dwelling house with access from Parfitt Close.

2.8.10- Renewal of planning permission granted on 05/02/2007 (2006/4989/P) for erection of a single storey plus basement 4-bedroom courtyard dwelling house with access from Parfitt Close.

20.3.12- (NMA) Amendments (comprising internal rearrangement of rooms, altered footprint and height of house, relocated courtyard lightwell and installation of 2 new ones, omission of swimming pool, alterations to external materials and fenestration at courtyard) to planning permission granted 05/02/2007 (ref: 2006/4989/P) for erection of a new single storey plus basement 4-bedroom courtyard dwelling house with access from Parfitt Close

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

The architects in developing up the approved scheme, taking account of subsequent amendments (see history above), have decided to realign the new house so that it is further away from neighbours in order to retain the boundary wall with 2 Parfitt Close and minimise the impact on neighbours.

Consequently the proposed scheme now shows the house shifted into its garden area, by 800mm away from the boundary wall to Parfitt Close and by 500mm from the boundary wall to Wildwood Cottage. The new rearrangement allows for construction to take place entirely within the site without needing to touch the boundary walls on all 3 sides. There are also minor rearrangements to the house's layout which will not be visible from outside. The new house will not be otherwise changed in footprint, size, layout or height and will have no further impact on trees, garden areas, neighbour amenities, setting of the listed building at Wildwood Lodge or character of overall conservation area.

The new shift in location is thus considered to be very minor in the context of the whole scheme. The proposed changes can therefore be regarded as a non-material variation to the approved scheme.

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