

Delegated Report		Analysis sheet		Expiry Date:		30/05/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hugh Miller				2012/2375/P			
Application Address				Drawing Numbers			
6 Patshull Road London NW5 2LB				See draft decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendments to planning permission ref: 2011/4281/P granted on 20/12/2011 for the erection of single-storey extension at rear ground floor level rear in association with replacement part one, part two storey rear extension and associated alterations to single family dwellinghouse (Class C3), namely to increase the height of the party wall between 6 and 8 Patshull Road.							
Recommendation(s):		Grant					
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:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

A -3 storey terraced property situated on the south side of Patshull Road, east of the junction with Kentish Town Road. The building is currently vacant and being refurbished. The building has a part, single-storey, part 2-storey closet wing. The application building is located within Bartholomew Estate Conservation Area. The Bartholomew Estate Conservation Area Statement identifies' the host building as making a positive contribution to the Bartholomew Estate Conservation Area.

Relevant History

December 2011 – PP Granted - Erection of single-storey extension at rear ground floor level rear in association with replacement part one, part two storey rear extension and associated alterations to single family dwellinghouse (Class C3); ref. 2011/4281/P

Relevant policies

N/A

Assessment

Situation

In December 2011, the Council granted planning permission for the erection of a single-storey extension at rear ground floor level rear in association with replacement part one, part two storey rear extension and associated alterations to single family dwellinghouse.

Current proposal

The current scheme seeks permission to increase the height of the east party /flank wall of the approved extant single-storey rear ground floor level extension between 6 and 8 Patshull Road to better accommodate the rain water gutter.

Design and appearance

The approved replacement boundary /flank wall which forms part of the lean-to single storey extension is predominantly 2.5m in height and then slopes up to a height of 3.5m where it abuts the original rear building line between nos. 6 and 8. The substantive approved scheme remains as original and the key alteration is the proposed increase height of the boundary /flank wall by 164mm from 2.5m to 2664mm. The height increase would alter the proportions of the glazed roof closer to the rear flank wall of the main host building but this minor and would not harm the appearance of the glazed roof as originally approved; the proposed amendment is considered to be a non-material change.

Neighbour amenity

At no.8, the windows at the rear are orientated due south and south-west and mirror the openings on the host building. There is approx. 2.5m gap between the closet wing and the boundary wall which now forms part of the extant approved single -storey extension.

The approved extension has a new brick side boundary/ flank wall which is predominantly 2.5m in height and then slopes up to a height of 3.5m where it abuts the original rear building line between nos. 6 and 8. At no.8, there are windows at ground floor level serving a habitable room and kitchen window in the side of the closet wing all facing the shared boundary with the application site.

The proposed height increase by 164mm would result in the wall being predominantly 2.6m and then raised accordingly where the wall abuts the original rear building. Other than the boundary/ flank wall height increase, no other alterations are proposed to the single-storey extension; and as the extant approved assessment states no harm to neighbour amenity would be caused in terms of day/sunlight and outlook due to the existing window orientations and the siting and height of the existing closet wings.

Recommendation: approve non-material amendment

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