

Delegated Report		Analysis sheet		Expiry Date:		11/11/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2011/4961/P			
Application Address				Drawing Numbers			
77 South End Road London N2 9QH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Non material amendment to approved scheme granted on 29/07/2011 ((ref: 2011/2743/P) for the replacement of single-storey conservatory at ground floor level to rear of existing dwelling house (Class C3)) for addition of a small hip to roof level and new opening to roof level of the conservatory.							
Recommendation(s):		Grant approval					
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>		N/A					

Site Description

The application building is a single dwelling, dating from the early nineteenth century. It is part of a pair of semi detached houses which were designed to appear as one house. It is three storeys in height with a basement. To the rear is a two storey rear wing with a single storey conservatory at basement level.

The building is grade II listed and lies within Hampstead Conservation Area.

Relevant History

Listed building consent was granted on 2/9/82 for alterations at the rear including the erection of a single storey rear conservatory extension (ref: HB2882).

Listed building consent was granted on 18/3/86 for the installation of an additional bathroom (ref: 8670432).

Listed building consent was granted on 6/8/86 for the erection of a single storey conservatory at the rear (8670226).

Planning permission and listed building consent were granted on 29/7/11 for the replacement of single-storey conservatory at ground floor level to rear, creation of internal opening to existing dwelling house and works to first floor bathroom (refs: 2011/2743/P and 2011/2296/L).

Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

The applicant now seeks to raise the height of the approved conservatory by 300mm. As this height would clash with the existing window cill on the ground floor rear window a shallow hip would be introduced into the rear portion of the roof.

Assessment

The increased height of 300mm is considered to be a small increase. The rear of the property is largely screened from views from surrounding buildings, either by the rear wings of adjoining buildings or planting along the perimeter of the garden. The conservatory would still appear subservient to the host building. The shallow hip would have no impact on the surrounding area.

With regard to amenity implications, the proposed extension is to sit wholly between the blank flank walls of the far higher rear wings of the application property and the one adjacent. No windows on neighbouring properties face onto this space hence the proposed increase in height would have no impact on amenity.

In overall terms, such an amendment is considered to be relatively minor in nature and not considered sufficient to be considered as materially different from that approved. Thus the variation can be treated as a non-material amendment to the approved scheme already granted planning permission at the site.

Recommendation

Approve non-material amendment

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