

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	14/09/2011
	N/A	<b>Consultation Expiry Date:</b>	N/A

<b>Officer</b>	<b>Application Number</b>
Jennifer Walsh	2011/4201/P

<b>Application Address</b>	<b>Drawing Numbers</b>
Christchurch Cottage Christchurch Passage London NW3 1JG	Please refer to draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

**Proposal**  
Amendment to balcony size and stair position to previously approved scheme ref. 2011/2224/P dated 29/06/2011 for external alterations to include the creation of a balcony at upper ground floor level to the middle bay window and the window to the southern boundary, altering existing window to french doors to provide access, the installation of a spiral staircase as means of access between the upper ground floor balcony and the lower level garden and replacement of timber balustrade with wrought iron to rear elevation of residential dwelling (Class C3).

<b>Recommendation:</b>	<b>Grant Non material amendment</b>
<b>Application Type:</b>	<b>Non Material Amendments</b>
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
<b>Informatives:</b>	

<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	N/A					
<b>CAAC/Local groups comments:</b>	N/A					

**Site Description**  
The application site is a three storey property fronting Christ Church Passage next to Christchurch Primary School. Whilst the entrance is at the ground floor level fronting the passage, the rear garden drops away and is accessed at lower ground floor level. The property is not a listed building, but it is located within the Hampstead Conservation Area.

**Relevant History**  
2011/2224/P: External alterations to include the creation of a balcony at upper ground floor level to the middle bay window and the window to the southern boundary, altering existing window to french doors to provide access, the installation of a spiral staircase as means of access between the upper ground floor balcony and the lower level garden and replacement of timber balustrade with wrought iron to rear elevation of residential dwelling (Class C3). GRANTED 29/06/2011

## **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 approved scheme granted planning permission for the following works:**

- Proposed double doors in place of existing window at upper ground floor level;
- Installation of a balcony with a cast iron spiral staircase providing access to the garden;
- Installation of wrought iron balustrade to the existing roof terrace on the northern boundary of the site.

### **Proposed amendment**

The following non-material amendments to the northern (rear) side of the building are proposed:

- Slight increase in the balcony size of approx. 200mm in depth when measured from the existing rear elevation;
- As such an adjustment of the approved stair position to avoid the main drains is required;

### **Findings**

Compared to the previously approved scheme the amendments would have a negligible impact on the appearance of the property and there would be no change to the detailed design.

The proposal would not have any further impact on original architectural features within the property compared to the approved scheme and would preserve the building's listed features.

Due to the nature, form and scale of the proposed amendments they would not have any impact on sunlight, daylight, outlook or privacy to neighbouring occupiers.

In light of the minor nature of the changes the amendment would involve, the proposal is considered to be consistent with the overall design of the approved scheme and is considered to maintain the distinction between the original building and new works. As a result, the proposal is not considered to be materially different from the approved scheme.

**Recommendation: grant non-material amendment.**

### **Disclaimer**

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