

Delegated Report		Analysis sheet		Expiry Date:		03/01/2011	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Rob Willis				2010/6637/P			
Application Address				Drawing Numbers			
89c Redington Road London NW3 7RR				See Draft Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendment (relating to the detailed design of the door at first floor level on the south-west elevation) pursuant to planning permission granted 19/07/10 (ref: 2010/2140/P) for conversion of existing flat roof over garage at first floor level to a roof terrace, including the erection of railings around the perimeter of the proposed terrace and conversion of an existing window into a door onto the proposed terrace.							
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:		N/A					

Site Description

89 Redington Road is a large, imposing detached property brick build red tiled with basement and attic. It is located within the Redington/Frogna Conservation Area.

Relevant History

2010/2140/P: Planning permission granted on 19/07/10 for the conversion of existing flat roof over garage at first floor level to a roof terrace, including the erection of railings around the perimeter of the proposed terrace and conversion of an existing window into a door onto the proposed terrace.

Relevant policies

Not relevant. Whether the proposed amendments are considered to be 'material' is a matter of fact and degree.

Assessment

Planning permission was granted for works to the property in connection with the creation of a roof terrace, this included the installation of a door to allow access to the new terrace area.

The application seeks to amend that planning permission by replacing the fixed shut fanlight above the door with a fanlight formed of two small openable windows. The main issues to consider when deciding whether the amendments could be considered 'non material' relate to design and amenity.

Design

The proposed fanlight above the terrace door would have different appearance to the previously approved window, as it would include different glazing bar detail and would be opening. The more ornate detailing on the previously approved window would be replaced by rectangular panes to match the door below. It is considered that the proposed amendment would have a minimal impact on the character and appearance of the host building and the conservation area, as the window is limited in size (35cm x 1.3m), is located on the side elevation of the building, and is in an elevated position at first floor level. Many potential views of the window from the public realm would be blocked by a 1.8m privacy screen that is required as part of the original planning permission for the proposed terrace, and any remaining views from the street would be oblique in nature.

Amenity

The proposals would not introduce any new views, as they involve a change from one window design to another. The proposals would therefore not raise any new issues in terms of the impact on the amenity of neighbours.

Conclusion

It is considered that the proposed amendments to the design are relatively minor do not raise any new planning issues which would warrant a further application for planning permission.

Recommendation: Grant approval of non-material amendments.

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