

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/08/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A.	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2010/3836/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
38a St.Pauls Crescent London NW1 9TN				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>				
<b>Proposal(s)</b>							
Non material amendment to planning permission No. 2008/5048/P (Enlargement of the dwellinghouse to provide an extension at the rear, as an amendment to planning permission granted 26/10/2007 (ref. 2007/3898/P) for the erection of two-storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage) to replace part of approved gate with solid brick boundary wall							
<b>Recommendation(s):</b>		Grant Non-material amendment					
<b>Application Type:</b>		Non Material Amendments					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		This is a 28 day application which does not have a statutory consultation period.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

The application site is a parcel of land 5.15m wide to the rear of 102 Agar Grove, which is situated on the south side of Agar Grove at the junction with St. Paul's Crescent. The site is vacant and is located at the end of the rear garden of 102 Agar Grove and adjacent to No. 38 St. Paul's Crescent. Vehicular access is gained from St. Paul's Crescent.

102 Agar Grove comprises lower ground plus 4-storey end of terrace. 38 St Paul's Crescent comprises 3-storey end of terrace. The application site is within Camden Square Conservation Area. The application site has been identified as being potentially contaminated.

## Relevant History

January 2010 – Non –material amendment granted - Amendment to planning permission to include combining of rooflights, substitute parapet material, alteration to opening at rear elevation pursuant to planning permission granted 23/03/2009 (planning application ref: 2008/5048/P) for the enlargement of the dwellinghouse to provide an extension at the rear, as an amendment to planning permission granted 26/10/2007 (ref. 2007/3898/P) for the erection of two-storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage; ref 2009/5903/P

November 2008, PP granted for the enlargement of the dwellinghouse to provide an extension at the rear, as an amendment to planning permission granted 26/10/2007 (ref. 2007/3898/P) for the erection of two-storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage (S106); ref. 2008/5048/P.

October 2007, pp granted subject to legal agreement S106 - for the erection of two-storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage, ref. 2007/3898/P

## Relevant policies

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

## Assessment

### Proposal

The proposal is to alter the front boundary treatment of the extant approved scheme of November 2008; also the recent non-material amendment of January 2010.

The front boundary treatment as originally approved comprised part brick and timber; the timber fencing covered the entire width /frontage of the new dwellinghouse; abutting the existing brick boundary wall of no.102 Agar Grove.

The application proposes the following amendment to include:

- ✓ Brick boundary wall to replace part of timber fence to front boundary.

### Design

The proposed part brick, part timber boundary treatment would retain its original height and it would align with the adjacent boundary wall at no.102 Agar Grove. The introduction of the brickwork segment within the boundary would provide a contrasting mix and use of materials; creating visual interest and would enhance the boundary treatment appearance without cause harm to the appearance of the dwellinghouse or the streetscape.

Whilst the original treatment was deemed sympathetic to the extant approval, the proposed alterations are considered to be an improvement, thus preserving and enhancing the character and appearance of the conservation area.

Finally, the proposed amendment is considered to be moderately minor in nature and not considered sufficient to be able to be considered as materially different from that approved. Accordingly, 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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