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| Delegated Report | | Analysis sheet | | Expiry Date: | | 02/09/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | N/A | |
| Officer | | | | Application Number(s) | | | |
| Gavin Sexton | | | | 2010/4031/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 59 Maygrove Road London NW6 2EE | | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Non material amendments to planning permission granted 17/12/2009 (ref 2009/4598/P for the erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats). Amendments relate to relocation of window on north elevation, alteration to window and insertion of door on West elevation, and internal alteration to flat layout, all at ground floor. | | | | | | | |
| Recommendation(s): | | Grant Non Material Amendments | | | | | |
| Application Type: | | Non Material Amendments | | | | | |
| Conditions: | | 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 | | | | | | | |
| <p>The application site is 59 Maygrove Road which is located on the north side of the street, at its junction with Barlow Road. The existing building is a relatively low rise two-storey development which dates from the 1930s. Since the 1950s it has been used as a garage initially as a filing station and more recently for car repairs and MOT testing. The property has been vacant since at least 2007.</p> <p>The site is located east of Kilburn Town Centre.</p> | | | | | | | |
| Relevant History | | | | | | | |
| <p>2009/4598/P: permission granted for "Erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3) (following demolition of existing two-storey building previously used as a car repair workshop)."</p> <p>2010/2893/P (condition 8) and 2010/2200/P (conditions 10a and 11) of the above permission have been discharged.</p> | | | | | | | |

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 application seeks to make the following changes:

1. **Ground floor plan:** Internal alterations to flat S3 to allow new fire escape corridor between units S2 and S3. The size of unit S3 would remain the same.
2. **West Elevation:** The approved layout of windows to bedroom of flat S3 would be modified to match the plan revised as above. The timber veneer panel would be removed from the window and a new fire escape door opening would be added adjacent to the bedroom. Materials would be consistent with those approved.
3. **North elevation:** The approved kitchen window to flat S3 would be moved 1m to the east.

These amendments would have no significant impact, either individually or cumulatively, on the appearance of the property or on the provision of accommodation space and are not significant enough to be considered material amendments within the context of the appearance of the overall scheme.

There are no conditions attached to the permission which relate to or would preclude the changes proposed.

Recommend: **Grant** non-material amendments.

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