

Delegated Report		Analysis sheet		Expiry Date:		18/06/2010	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/2493/P			
Application Address				Drawing Numbers			
94 Hillway London N6 6DP				Please refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments including alterations to two first floor level windows on the side elevation and two first floor level windows on the rear elevation to planning permission (2009/5260/P) granted on 29/03/10 for the erection of single storey side extension, full width rear extension following part demolition of existing garage and workshop, four conservation rooflights in the front, rear and side roofslope, alterations to existing timber cladding, replacement of windows and raised patio to rear garden (Class C3).							
Recommendation(s):		Grant non-material amendment					
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							
The site is located on the east side of Hillway in the Holly Lodge Estate a predominantly residential area. The site comprises a two storey detached single-family dwellinghouse with large rear garden. The property has been extended in the past with an existing single storey conservatory, rear extensions, and garage. The site is surrounded by similar large detached properties. The Holly Lodge Estate is located on a slope with the levels of the housing falling towards Oakeshott Avenue to the south of the application site.							

Relevant History

29/03/2010 – **p.p. granted (2009/5260/P)** - Erection of single storey side extension, full width rear extension following part demolition of existing garage and workshop, four conservation rooflights in the front, rear and side roofslope, alterations to existing timber cladding, replacement of windows and raised patio to rear garden (Class C3)'.

Relevant policies

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

Assessment

Proposal - This application is for non-material amendments to planning permission granted 23/03/2010 for the erection of single storey side extension, full width rear extension following part demolition of existing garage and workshop, four conservation rooflights in the front, rear and side roofslope, alterations to existing timber cladding, replacement of windows and raised patio to rear garden (Class C3) (2009/5260/P).

The approved scheme included replacing all the windows on the property. It would not be possible to make the proposed alterations to the windows as permitted development (Class A, Part 1, Schedule 2 of the GPDO) because it included the introduction of new materials and also those windows on the side elevation above ground level were not obscure glazed or fixed shut. The proposed alterations to the approved scheme involve replacing two of the first floor level windows on the side elevation with windows of a different size and removing the glazing bars from two first floor level windows on the rear elevation.

The original permission included replacing all the existing windows on the building. It is now proposed to replace two of the windows, a large and slightly smaller window on the side elevation of the building serving the hallway with two windows of identical size in the same position as existing. The size of the windows has changed however the overall amount of glazing and the position remains broadly as approved, as has the materials. The proposed windows on the rear elevation at first floor level will remain the same size and materials as approved the only change is the removal of the detailed glazing bars. The design of the new windows will replicate the existing windows which are to be replaced.

Conclusion - The proposed revisions to the scheme introduce no new amenity issues given that the windows remain broadly in the same position and with the same extent of glazing. In terms of design, materials and execution, the proposed amendments are minor and would not result in any material change to the appearance of the approved scheme such that a new planning application is required.

Recommendation: Grant non-material amendment

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