

Delegated Report	Analysis sheet	Expiry Date:	16/06/2010
	N/A / attached	Consultation Expiry Date:	N/A

Officer	Application Number(s)
Hannah Parker	2010/2315/P

Application Address	Drawing Numbers
117 & 119 Gloucester Avenue Primrose Hill London NW1 8LB	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Non-material amendment to planning permission granted on 02/02/2010 (ref: 2009/5692/P for the conversion of a single dwelling house at no. 117 and two self-contained maisonettes at no. 119 into a single unit and a 3-bedroom maisonette, following demolition of the existing rear extension at no.119). Amendment relates to alteration of rear fenestration.

Recommendation(s):	Refuse
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:	This is a 28 day application which does not have a statutory consultation period.					
CAAC/Local groups comments:	This is a 28 day application which does not have a statutory consultation period.					

Site Description
The application site comprises of 2 x 3-storey buildings with a raised ground floor, basement and lightwells surrounded by railings. No.117 is in use as a single family dwellinghouse and no.119, although currently vacant, is laid out as two self-contained maisonettes. Council tax records confirm that no. 117 has been a single dwellinghouse since at least 1996, and that two separate maisonettes are in existence at no. 119. The properties lies within the Primrose Hill conservation area and are identified as a building that makes a positive contribution to the conservation area.

Relevant History

117 & 119 Gloucester Avenue
2009/5692/P

Conversion of a single dwelling house at no. 117 and two self-contained maisonettes at no. 119 into a single unit that comprises the whole of no. 117 and also incorporates the lower ground and ground floor levels of no. 119, and a 3-bedroom maisonette on the upper floors of no. 119, together with the erection of a mansard roof extension at no.119 with two rooflights to the front and creation of terrace with balustrade to the rear and changes to the window fenestration to the rear including the introduction of folding doors at ground floor level of both properties and the introduction of a long window to the rear of no.119, following demolition of the existing rear extension at no.119.

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 proposal was for additions and alterations in association with the conversion of a single dwelling house and two maisonettes into 2 units. The original proposal was amended in order that the small window at half landing level on the rear elevation would be replaced with one long window spanning across the upper ground floor and half landing above.

The current proposal relates to reverting from one slender window on the rear elevation into two separate windows, thus replicating the original rear window configuration of the approved permission prior to the its acceptable amendments.

Within this context, the proposed change is viewed to be materially different as it would fundamentally alter the appearance of the rear elevation and is therefore too significant to be considered as a non material amendment. This aspect was originally negotiated out of the approved scheme as it was seen to be detrimental to the character and appearance of the host building and the wider conservation area.

Recommendation: Refuse non-material amendment

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