

Delegated Report		Analysis sheet		Expiry Date:		30/07/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Christopher Heather				2014/4285/P			
Application Address				Drawing Numbers			
Site adjoining 33 Holmdale Road London NW6 1BJ				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Non-Material Amendment to reduce glazing around stairwell on front elevation pursuant to granted permission reference 2013/0680/P dated 28/10/13.							
Recommendation(s):		Approve 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: *Please Specify		N/A					

Site Description

The proposal is to develop a vacant site on the eastern side of Holmdale Road. It sits between a terrace of Victorian properties to the south and a block of flats to the north, and is near to the junction with Mill Lane. It currently has hoarding fronting on to the street. To the rear are residential gardens with a school beyond. The site is not a listed building and is not within a conservation area. It is narrow, and varies between 3.7m and 2.4m.

Relevant History

October 2013: Planning permission (ref: 2013/0680/P) granted for "Erection of building comprising basement, ground, first to third floor for use as a new dwellinghouse (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

Consent is sought for amendments to an earlier planning application given consent in 2013. The amendments are to the front elevation, in particular the glazed front projection. It is proposed to decrease the amount of glazing by extending the solid render on both sides of the projection at all levels. On the northern side this would extend the render forward by 1.06m. On the southern side this would extend it forward by a further 0.67m and wrap around to part of the front (64cm).

The dimensions of this element are broadly unchanged, although the bay would be slightly larger given that the render would be a thicker outside wall than the glazing. This would be 20cm on the northern side of the bay, 13cm on the southern side, and 17cm at the front. No internal space would be created.

Assessment

S.190 of the Town and Country Planning Act 2008 states *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

Whilst there is no statutory definition of 'non-material', the LPA must be satisfied that the amendment sought is non-material in order to grant an application.

The main principle behind the design is to re-interpret the Victorian terrace to the south, and the projecting element is proposed to reflect the bay windows of these properties. The alteration would affect the front only. The overall design aesthetic would remain intact. Whilst the bay would be slightly larger than before in the context of the size of the dwelling this is considered minor.

The front bay would be nearer to the properties to the north, which are flats. The amended design would still pass the 45 degree test for daylight and sunlight, and would maintain an appropriate relationship between the two. By removing glazing, albeit obscure, the potential for light spillage is reduced, and whilst this was previously considered acceptable anyway it was the subject of an objection. No other neighbouring properties would be affected.

Recommendation: Approve non-material amendment