

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/09/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Mandeep Chaggar				2014/5388/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
5 Cathcart Street London NW5 3BL				Please see 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>							
Alterations, including replacement of external brickwork, application of grey render and addition of bathroom window, to rear extension granted planning permission reference 2013/8141/P dated 09/04/14.							
<b>Recommendation(s):</b>		Granted					
<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>		None.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None.					

### Site Description

The site relates to a four storey, terraced property comprising a single dwellinghouse. To the rear of the property is a conservatory and steps leading up to the garden. To the north of the site lies No.4 and to the south of the site lies No.6 Cathcart Street. The adjoining properties are terraced properties with no extensions to the rear of the property. The site is located within the Inkerman Conservation Area and is in an area of hydrological constraints (slope stability and ground water).

## Relevant History

2013/8141/P - Replacement of conservatory with two storey rear extension at lower and upper ground floor levels. Granted 09.04.2014.

## Relevant policies

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

## Assessment

### Introduction

Planning permission was granted in April 2014 for replacement of conservatory with two storey rear extension at lower and upper ground floor levels.

The current application proposes to amend the approved drawings by:

1. Replacing the external brick work originally specified with 'Staffordshire' blue engineering bricks;
2. Apply a grey render to the neighbours side of the rear extension party wall;
3. Insert a new window to the new bathroom in the rear extension at upper ground floor level on the internal leaf of the cavity wall. This window will be hidden behind the external leaf, which will be perforated by removing one in two bricks.

### Assessment

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "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." In the context of the permitted scheme it is not considered that the amendment will have any material impact on the approved development, or impact for nearby occupiers. The proposed variation is therefore considered appropriate, as it does not dilute any of the meaning of the original condition, but allows greater flexibility for the applicant to bring forward the information associated with the specific uses at an appropriate juncture. In overall terms, the amendments to condition wording are all considered to be consistent with the overall scope of the approved scheme. As a result, the proposal is considered to not be materially different from the approved scheme and accords fully with Section 96A of the Town and Country Planning Act 1990 (as amended).

This non-material amendment application would not significantly change the appearance of the existing property or the surrounding area. The proposed bricks would match the materials of the existing terrace. The proposed render would match the neighbouring properties. The new window is a fixed glass panel located on the side wall and hidden behind a perforated brickwork wall and would therefore not raise any overlooking issues.

An informative is recommended which states that this permission relates only to the changes highlighted. Furthermore it shall only be read in the context of the substantive planning permission granted on 09/04/2014 under reference number 2014/8141/P, and is bound by all the conditions and obligations attached to that permission.

**Recommendation:** Grant non-material amendment

