

Delegated Report		Analysis sheet		Expiry Date:		27/08/2014	
		N/A		Consultation Expiry Date:		30/07/2014	
Officer				Application Number(s)			
Sam Watts				2014/4913/P			
Application Address				Drawing Numbers			
64 King Henrys Road London NW3 3RR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alteration roof to approved first floor extension to planning permission 2014/3091/P granted on 24/06/2014.							
Recommendation(s):		Grant					
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 application site relates to an end-of-terrace 2 storey dwellinghouse located on the north side of King Henry's Road, within the Chalcot Estate, a 1960s estate to the East of Swiss Cottage. The site is not located within any Conservation Area, nor is the building listed.

Relevant History

2014/0949/P: Conversion of garage and installation of window to front elevation at ground floor level. **Granted 06/05/2014**

2014/3091/P: Erection of a first floor rear extension with terrace to side. **Granted 2/06/2014**

Relevant policies

LDF Core Strategy and Development Policies

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

Assessment

Permission is sought for amendments to a previously approved scheme granted on 24/06/2014 (reference number 2014/3091/P). The proposal was for the erection of a first floor rear extension with terrace to side. The applicant wishes to amend the approved scheme with the following amendments:

- 1) Lowering the eaves of the extension to improve lighting conditions.

Section 96A 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"*.

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.

It is considered that the change listed above would not harm the appearance of the host building. The new eaves would be even lower than what was originally granted permission and so would not increase loss of light or have any detrimental amenity impacts on the neighbouring properties.

The proposed amendments are considered to be minor in the context of the overall house and do not raise any new issues or alter the substance of the approved scheme. They can be treated as non-material.