

Delegated Report		Analysis sheet		Expiry Date:		11/07/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Olivier Nelson				2014/3635/P			
Application Address				Drawing Numbers			
30 St. Marks Crescent London NW1 7TU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Non-Material Amendment to raise the height of the parapet to the new rear extension by replacing drawing numbers 12018 PL20 102 rev B with drawing numbers 12018 PL20 212 rev pursuant to approved permission reference 2013/5039/P dated 08/01/14.							
Recommendation(s):		Approve Non-Material Amendment					
Application Type:		Non-Material Amendment					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	N/A	No. of responses No. electronic	01	No. of objections	01
Summary of consultation responses:		One response was received on this application. Commenting as follows the alteration is a change to the extent of the parapet not the height. This is likely to affect my privacy. People standing on the parapet close to the boundary with my property would be looking directly into neighbouring properties from an elevated area.					
CAAC/Local groups comments:		N/A					

Site Description

The subject property is located on the south-eastern side of St Marks Crescent and is comprised of a three storey house with basement, and a detached garage. The property is located within the Primrose Hill Conservation Area, and is identified as being a positive contributor to the Conservation Area.

Relevant History

2013/5039/P - Demolition of stand-alone garage to side of property, construction of single storey side extension, enlargement of lower ground floor beneath side extension, single storey rear extension to provide family room and three storey extension to rear of property to provide improved sanitation facilities. **Granted** at Members Briefing subject to s106 agreement 08/01/2014.

2014/2196/P - Non-material amendment (modification to approved railings on rear terrace) to planning application 2013/5039/P (granted 08/01/2014) for demolition of stand-alone garage to side of property, construction of single storey side extension, enlargement of lower ground floor beneath side extension, single storey rear extension to provide family room and three storey extension to rear of property to provide improved sanitation facilities. **Granted** 03/04/2014.

2014/2923/P - Non-Material Amendment to move window in rear elevation to cloakroom by replacing drawing number 12018 PL20 202 rev C with drawing number 12018 PL20 202 rev D pursuant to approved permission reference 2013/5039/P dated 08/01/14. **Granted** 08/05/2014.

2014/2924/P - Non-Material Amendment to integrate the roof levels and to allow drainage to be incorporated with the rest of the guttering by replacing drawing numbers 12018 PL20 102 rev and rev C with drawing numbers 12018 PL20 102 rev A and rev E pursuant to approved permission reference 2013/5039/P dated 08/01/14. **Granted** 30/05/2014.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG6 Amenity

Primrose Hill Conservation Area Statement

Assessment

Proposal

A non-material amendment is sought to raise the parapet wall height to the new rear elevation. The proposal would allow sufficient height to waterproof terrace.

Principle

Section 190 of the Town and Country Planning Act 2008 (as amended) 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 approval.

In order for the proposal to be considered acceptable it will need to be established that the change to the parapet wall height would have a non-material impact on the design of the building and the amenity of adjoining and nearby properties.

Design

The proposed amendment is considered to have a material impact on the design of the approved development for the following reasons:

- A concern has been raised as the terrace is now raised above the rear extension, the section drawing shows that the height of the terrace would remain the terrace
- The original assessment of the roof terrace found that the windows served to no.29 were to a non-habitable room and at that time it was not considered a reason for refusal. Considering the proposed height of the terrace hasn't changed a new assessment would not be needed.

Amenity

The proposed amendment is considered to have a non-material impact on the amenity of adjoining and nearby properties for the following reasons:

- The change to the parapet wall is unlikely to lead to overlooking concerns as the roof height of the extension would remain the same.

Recommendation

Approve non-material amendment.