

Delegated Report		Analysis sheet		Expiry Date:		11/07/2014	
		N/A		Consultation Expiry Date:		13/06/2014	
Officer				Application Number(s)			
Gideon Whittingham				2014/4159/P			
Application Address				Drawing Numbers			
1 Barrington Court Lamble Street London NW5 4AT				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendment to approved permission 2012/0743/P granted on 20/03/2015 for the erection of a single storey side extension of single dwelling house (Class C3), namely to form of rear extension.							
Recommendation(s):		Grant Non Material Amendment					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to 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:		N/A					

Site Description

This application relates to a two storey end of terrace dwellinghouse located on the West side of Grafton Road, to the South of Lamble Street. The property is not listed, nor is it located within a conservation area.

Relevant History

2012/0743/P granted on 20/03/2015 for the erection of a single storey side extension of single dwelling house (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

1. Introduction

1.1 Planning permission was granted on 20/03/2012 (2012/0743/P) for:

The erection of a single storey extension, measuring approximately 2.9m in height, 4m in width and 3.5m in depth, located at rear ground floor level, enlarging an existing store. The extension, matching the detailed design and materials of the parent building, would provide approximately 7sqm of additional habitable accommodation.

1.2 A non-material amendment application is now sought to alter the plan form of the rear extension only, marginally increasing the floor coverage (1-3sqm).

2. Assessment

2.1 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."*

2.2 In the context of the size and scale of the permitted scheme, it is not considered that the amendment would have any material impact on the overall design idiom, neighbour amenities, traffic generation or conservation area character. This is primarily owing to the nature of the overall approved scheme and the proximity of the neighbouring residential buildings, with the proposed changes being of a relatively minor scale and nature in this context which are secured by way of condition in any case.

2.3 An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore it shall only be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission.

Recommendation: Approve non-material amendments