

Delegated Report		Analysis sheet		Expiry Date:		04/08/2014	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Rav Curry				2014/4590/NEW			
Application Address				Drawing Numbers			
Eldon House Lyndhurst Road London NW3 5PZ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Minor material amendment to alter rear wall height during course of construction after granted planning permission reference 2014/1714/P dated 07/05/14.							
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 site is located on the north side of Lyndhurst Road. It comprises a 2 storey detached house. The site is not listed, but is within the Fitzjohn's Netherhall Conservation Area.

Relevant History

2014/1714/P - Erection of rear extension following demolition of existing conservatory and replacement front porch to house. *Approved 22/05/2014*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

Fitzjohns Netherhall Conservation Area Statement

NPPF

Assessment

Proposal:

Permission is sought for non-material alterations to an approved scheme for a new porch and rear extension to slightly increase their heights.

Assessment:

The previous proposal saw the existing porch replaced on a like for like bases but with a roof lantern above, the revision would see the roof lantern increased in height by approx. 20cm.

Similarly, the height of the proposed rear extension would increase by approx. 20cm to the parapet and its roof lantern increasing in height by approx. 30cm.

These alterations are minor in nature and are considered to be non-material in terms of design and amenity. They will not result in harm to the appearance of the building or to the amenity of surrounding residents by way of sunlight/daylight, outlook or overlooking.

Recommendation: Grant