

Delegated Report		Analysis sheet		Expiry Date:		03/11/2014 (NB- applic received by CT on 3/11/14!)	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2014/6378/P			
Application Address				Drawing Numbers			
159-167 Prince of Wales Road London NW5				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments (including extension under overhanging staircase bridge to basement flat no.167B) to planning permission ref 2013/1548/P (dated 05/03/2014), for the erection of a new 4 storey terraced building comprising basement, ground, first and second floors plus a 2 storey and basement block facing Craddock Street and single storey rear extensions to comprise 17 (8x1, 7x2 and 2x3 bed) self contained flats (Class C3), plus separate cycle store off Craddock Street and cycle and refuse stores plus access ramps on main frontage.							
Recommendation(s):		Approve					
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:		-					
CAAC/Local groups* comments: <small>*Please Specify</small>		-					
Site Description							
Vacant site on south side of road and to north of Haverstock School- awaiting residential redevelopment following recent permission.							
Relevant History							
5.3.14 ref 2013/1548/P - pp granted for Erection of a new 4 storey terraced building comprising basement, ground, first and second floors plus a 2 storey and basement block facing Craddock Street and single storey rear extensions to comprise 17 (8x1, 7x2 and 2x3 bed) self contained flats (Class C3), plus separate cycle store off Craddock Street and cycle and refuse stores plus access ramps on main frontage.							

Relevant policies

LDF Core Strategy and Development Policies

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

Assessment

The scheme has been revised to improve the amenities of the basement flat 167B. It is end of terrace against a high retaining wall and faces a basement level front courtyard; one living room window actually is under the overhanging staircase on a ground floor bridge above and faces a bin/cycle store. The proposal is to infill this undercroft by an extension to the living room to provide a small projection and have the window facing sideways into the front courtyard.

The proposal will have minimal impact on the appearance on the overall scheme and indeed will be barely visible if at all from the street. It will not harm the amenities and layout of the flat, given that the approved window would not receive any daylight anyway under the bridge and it will not affect the store.

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 considered that the amendment will not have any material impact on the overall design idiom, neighbour amenities or streetscene character.

It is considered that the changes are all relatively minor in the context of the whole scheme and can therefore be regarded as a non-material variation to the approved scheme.