

Delegated Report		Analysis sheet	Expiry Date:	27/11/2014
		N/A	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Raymond Yeung			2015/0053/P	
Application Address			Drawing Numbers	
28 Fitzroy Road London NW1 8TY			See draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of pivoting screen with sliding doors on rear elevation of extension approved under planning permission 2013/6377/P dated 20/11/2013.				
Recommendation(s):		Grant non-material amendment		
Application Type:		Non Material Amendment		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				
Consultations				
Adjoining Occupiers:		None notified		
Summary of consultation responses:		N/A		
CAAC/Local groups comments:		N/A		
Site Description				
The application site contains a 4 storey Victorian house, situated within the Primrose Hill Conservation Area. The building is not a Listed Building. Historically, a two storey extension has been added to the property, which is part conservatory, part traditional materials.				
Relevant History				
2013/6377/P - Erection of rear extensions at lower ground and ground floor levels as replacement of existing, and replacement of door with window and installation of balustrade at rear elevation of dwelling (Class C3) – Granted 20/11/13				

Relevant policies

Town and Country Planning Act 1990

Section 96A

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

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

Camden Planning Guidance (updated 2013)

CPG1 Design

Primrose Hill Conservation Area Statement

Assessment

Permission is sought for amendments to planning permission ref 2013/6377/P granted on 20/11/2013 for erection of rear extensions at lower ground and ground floor levels as replacement of existing, and replacement of door with window and installation of balustrade at rear elevation of dwelling (Class C3)(reference).

The proposed amendment is to replace the approved pivoting screens to the upper ground and lower ground floor rear elevations with sliding screens.

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 changes listed above would not harm the appearance of the proposed building. The extension would be located to the rear, and would not have a visual or amenity impact with the neighbouring properties. The proposed variation of the rear openings is not visible from the public domain, and as such, would not have a detrimental impact on the conservation area.

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

RECOMMENDATION: Grant non-material amendment