

Delegated Report		Analysis sheet		Expiry Date:		16/01/2015	
		N/A / attached		Consultation Expiry Date:		NA	
Officer				Application Number(s)			
Jennifer Chivers				2014/7831/P			
Application Address				Drawing Numbers			
Alexandra Road Park Abbey Road London NW8 0QA				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Amendment to planning permission 2012/5883/P granted on 31/01/2013 for the refurbishment of park including installation of play facilities, associated access alterations and landscaping, involving replacement of concrete paving slabs and brick paving with Cedec surfacing in B Blocks and sections of the Woodland Walk.							
Recommendation(s):		Grant Non Material Amendment					
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:	NA						
CAAC/Local groups* comments: *Please Specify	NA						

Site Description

The site is a public park within the curtilage of the Grade II* Listed Alexandra and Ainsworth Housing Estate. The estate was built in the late 1970s; it is bordered to the north by the East Coast mainline Railway, to the east by Loudon Road, to the south by Boundary Road and to the west by Abbey Road. The park is 1.7 hectares in size and is linear in its layout. It is structured by a series of diagonal paths which cut across the open space.

The existing park includes five different play areas designed for children of different ages. A community centre screens some views of the park from Abbey Road; the outdoor sports pitch used by the community centre is part of the park.

There are walking routes either side of the park providing access through the estate. Many residential properties are staggered in height away from the park; they enjoy different views of the park and its greenery.

Relevant History

2014/4829/P - Details of trees required by condition 2 of planning permission 2012/5883/P dated 31/01/2013 (for refurbishment of park including installation of play facilities, associated access alterations and landscaping) Granted – 16 September 2014

2014/7195/P - Discharge of condition 3 (samples of materials) granted under reference 2012/5883/P dated 31/01/2013 Granted – 16 December 2014

Relevant policies

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

Assessment

Planning permission was granted on 31 January 2013 for the refurbishment of park including installation of play facilities, associated access alterations and landscaping. (2012/5883/P). A non-material amendment application is now sought to change the landscape materials on the B Blocks and small areas of the Woodland Walk areas. It is proposed to replace the concrete paving/slabs and brick paving with Cedec surfacing.

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 size and scale of the permitted scheme and the site for which it relates, it is not considered that the amendment would have any material impact on the overall design idiom, neighbour amenities, conservation area character or accessibility. This is primarily owing to the nature of the overall approved scheme and the overall improvement in the quality of the park and increase in the facilities available to residents, with the proposed changes being of a relatively minor scale and nature in this context.