

# CONSULTATION SUMMARY

## Case reference number(s)

2019/4921/P

## Case Officer:

Joshua Ogunleye

## Application Address:

2, 2A, 2B, 4, 4A, 4B  
Upper Park Road  
London  
NW3 2UP

## Proposal(s)

Non-Material Amendment related to planning permission 2017/4162/P dated 07/06/2018 for the erection of roof extensions and front balconies (at nos.2 - 4b Upper Park Road inclusive) and erection of 3 single-storey extensions at rear ground floor level (at 2, 4 and 4b Upper Park Road) to terrace of houses (Class C3) namely to amend the fenestration at rear first floor level (swapping the position of the window and French doors) and to replace the metal balustrade to the rear first floor terrace with a glass balustrade on No. 2.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	0	No. of objections	1
					No of comments	0
					No of support	0
<b>Summary of representations</b>	<p>It should be noted that there is no statutory requirement (or a requirement in the Statement of Community Involvement) to consult on a non-material amendment application. Notwithstanding that, consultation was undertaken in the form of site and press notices, Parkhill CAAC were also notified.</p> <ul style="list-style-type: none"><li>• Site notice consultation: 20/11/2019 until 14/12/2019</li><li>• Press notice consultation: 21/11/2019 until 15/12/2019</li></ul> <p><b>One objection was received from the neighbouring property at 150a Haverstock Hill details of which have been summarised below.</b></p> <ul style="list-style-type: none"><li>• <i>There has been no notification of this alteration to properties affected.</i></li><li>• <i>Concern about overlooking and loss of privacy from the terrace and loss of light from the balustrade to rear study window</i></li></ul>					

Officer Response:

*The current application is for amendments to the planning permission approved in 2018 (2017/4162/P). The occupier of 150a Haverstock Hill has objected to the application. They also objected to the original application so were aware of the proposals for this site. The approved scheme included the installation of new windows/doors at rear first floor level to provide access to an existing flat roof already enclosed by railings at No.2. That objection and their current one which raises similar concerns about impact on amenity have been taken into account when coming to a decision on this application.*

*The current application relates only to the means of enclosure of that first floor space and the windows and doors at No. 2.*

*The changes reverse the position of the first floor window and door, meaning that the doorway is set further away from the boundary of 150a Haverstock Hill. Whilst there would be some overlooking from the windows/doors and terrace, this would be no different to the impact of the permission as approved, indeed it may be less with the door positioned further away. The amendments themselves do not raise new amenity issues and would have no significant impact on the overall design of the scheme.*

*The proposal is to replace the metal balustrade with a glass one, this is considered to be a relatively small change to a scheme of this scale. The use of glass will provide a modern and contemporary finish which is appropriate given the age and design of the application properties. The use of glass is not considered to have any greater impact on the amenity of neighbours than the metal railings.*

*The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/4162/P dated 07/06/18. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.*

**Recommendation:-**

**Grant of non-material amendment to planning permission**