LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2327 **Ward:** Muswell Hill

Date received: 18/07/2016

Drawing number of plans: 1675.12b; 1675.13b;1675.14b.

Address: 3 Firs Avenue N10 3LY

Proposal: Non-material amendments following a grant of planning permission HGY/2016/0050 for standing seam zinc to face of dormer in lieu of lead, omission of the 2 roof lights at ground floor extension, aluminium in lieu of timber to the gable end windows and doors to the ground floor extension, and simplification of the design of the gable end windows by omitting the glazing bars

Applicant: Mr & Mrs Gregory Hill

Officer contact: David Farndon

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

The approved development (reference HGY/2016/0050 approved on 01/03/2016) is for the erection of rear ground floor extension with part glazed pitched roof and dormer to main roof, plus roof light to side and another to rear of main roof.

3.2 Proposed amendments

The amendments are as follows: standing seam zinc to face of dormer in lieu of lead; the omission of the 2 roof lights on ground floor extension; aluminium in lieu of timber to the gable end windows and doors to the ground floor extension; and, simplification of the design of the gable end windows by omitting the glazing bans.

3.3 Site and surrounds

A two-storey, single dwellinghouse located within a terrace. The property is located on the western side of the road at the northern end of the street. The area is primarily residential in character, and the property is located within the Muswell Hill Conservation Area.

4. ANALYSIS/ASSESSMENT

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009.

The proposed zinc facing to the dormer, omission of two rooflights to ground floor extension, aluminium instead of timber gable ended windows and doors, and omission of glazing bars are considered not to harm the character ahd appearance of the building or conservation area. Furtehmore, they will not be detrimental to neighbouring amenity.

On this basis, it is considered that a non-material amendment can be granted.

5. RECOMMENDATION

GRANT Non-Material Amendment

Applicant's drawing No.(s): 1675.12b; 1675.13b;1675.14b.