

## Application reference: 21/1170/NMA MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
02.06.2021	02.06.2021	30.06.2021	30.06.2021

**Site:**

88 Cleveland Gardens, Barnes, London, SW13 0AH

**Proposal:**

Non material amendment to planning approval 21/1170/HOT to allow for addition/alterations to Velux windows on front roof.

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Ms and Mr Heather and Thomas  
Gubics and Barnett  
88, Cleveland Gardens  
Barnes  
London  
SW13 0AH

**AGENT NAME**

Mr Richard Fisher  
14 Rowan Rd  
London  
W6 7DU

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:****Internal/External:****Consultee****Expiry Date****Neighbours:**

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**History: Development Management, Appeals, Building Control, Enforcements:**Development Management

Status: GTD Application:05/1012/HOT  
Date:27/05/2005 Rear roof extension.

Development Management

Status: GTD Application:21/1170/HOT  
Date:25/05/2021 Enlargement of existing roof extension and construction of dormer roof extension to roof of outrigger. Alterations to roof and rear fenestration of existing single-storey side/rear extension.

Development Management

Status: PDE Application:21/1170/NMA  
Date: Non material amendment to planning approval 21/1170/HOT to allow for addition/alterations to Velux windows on front roof.

Building Control

Deposit Date: 12.06.2000 Single storey rear infill extension.  
Reference: 00/1137/BN

Building Control

Deposit Date: 15.07.2005      Loft conversion

Reference: 05/1448/BN

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Building Control

Deposit Date: 16.09.2019      Internal alterations to ground and first floors, renewed staircase, chimney breast removal and new first floor bathroom.

Reference: 19/1510/IN

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Building Control

Deposit Date: 29.01.2020      Install a replacement consumer unit Rewire of all circuits

Reference: 20/NIC00251/NICEIC

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Building Control

Deposit Date: 10.12.2019      Circuit alteration or addition in a special location Install a replacement consumer unit Install one or more new circuits Rewire of all circuits

Reference: 20/NIC00513/NICEIC

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**Application reference: 21/1170/NMA**

**Site Address: 88 Cleveland Gardens, Barnes, London, SW13 0AH**

<b>Proposal</b>	Non-material amendment to planning permission 21/1170/HOT to allow for revision to velux windows on front roof.
<b>Site description / key designations</b>	The property is a two-storey, mid-terrace dwellinghouse, located on the south-western side of Cleveland Gardens.  The site falls within Barnes Village and the South West Barnes Village Character Area.
<b>Planning history</b>	21/1170/HOT - Enlargement of existing roof extension and construction of dormer roof extension to roof of outrigger. Alterations to roof and rear fenestration of existing single-storey side/rear extension. (Granted) 05/1012/HOT – Rear roof extension. (Granted)
<b>Material representations</b>	The application has not been subject of planning objections from third parties.
<b>Amendments</b>	None.
<b>Professional comments</b>	Government guidance within the document ‘Greater flexibility for planning permissions’ (DCLG 2010) advises that the local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A of the Town and Country Planning Act 1990. There is no statutory definition of ‘non-material’; this will be dependent on the context of the overall scheme. 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 on the originally approved development.  Whilst there is no statutory guidance as to what constitutes a non-material amendment, materiality is a matter of judgement and that materiality is to be judged by reference to the overall context including the nature and scale of the permission being altered. Judgement on ‘materiality’ in any particular case is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it. The basis for forming a judgement on materiality is always the original permission however the cumulative effects of any previous amendments would also need to be assessed.  The amendments sought addition/alterations to front rooflights.  The proposed development is not a non-material amendment as the rooflights did not form part of the original planning permission (decision reference: 21/1170/HOT) to which this non-material amendment application relates to. The proposed non-material amendment is therefore refused.
<b>Recommendation</b>	REFUSED

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO

(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

YES\*       NO

(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online  
(which are not on the file)

YES       NO

This application has representations on file

YES       NO

Case Officer (Initials): .....WWC.....

Dated: .....15/6/21.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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U0052081	Drawing Numbers
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