

Application reference: 20/0915/NMA HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
20.09.2021	24.09.2021	22.10.2021	22.10.2021

Site:

2 Mount Mews, Hampton, TW12 2SH,

Proposal:

Non material amendment to planning permission 20/0915/GPD15 to allow for Installation of three aluminium double glazed obscure glass powder coated windows, providing natural light to the rear of the property at ground and first floor levels.

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

APPLICANT NAME

P Bevan
2, Mount Mews
Hampton
TW12 2SH

AGENT NAME

Mr D Wallace-Mesgna
16 Tamworth Park
Mitcham
CR4 1HY
United Kingdom

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

Consultations:**Internal/External:**

Consultee

Expiry Date

Neighbours:

-

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

Status: AAPR Application:14/0293/P3JPA
Date:26/03/2014 Conversion of existing B1 offices to self-contained two bedroom residential dwelling with parking.

Development Management

Status: AAPR Application:20/0915/GPD15
Date:02/02/2021 Conversion of existing ground and first floor office to 2no. residential units

Development Management

Status: WDN Application:21/2884/FUL
Date:13/09/2021 Installation of three aluminium double glazed obscure glass powder coated windows, providing natural light to the rear of the property at ground and first floor levels.

Development Management

Status: PDE Application:20/0915/NMA
Date: Non material amendment to planning permission 20/0915/GPD15 to allow for Installation of three aluminium double glazed obscure glass powder coated windows, providing natural light to the rear of the property at ground and first floor levels.

Building Control

Deposit Date: 10.11.2020 Install a replacement consumer unit

Reference: 20/NIC02279/NICEIC

Building Control

Deposit Date: 21.08.2021 Conversion of two storey office building into 2 self contained studio
apartments

Reference: 21/1425/BN

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): JSI

Dated: 01/10/2021

I agree the recommendation: WT

~~Team Leader/Head of Development Management/Principal Planner~~

Dated:1/10/2021.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS

INFORMATIVES

U0054986	Drawing Numbers
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Application Reference: 20/0915/NMA
Site Address: 12 Mount Mews, Hampton, TW12 2SH

Proposal:

'Non-material amendment to planning permission 20/0915/GPD15 to allow for installation of three aluminium double glazed obscure glass powder coated windows, providing natural light to the rear of the property at ground and first floor levels.'

Prior approval was granted 02/02/2021 under application ref. 20/0915/GPD15 for:

'Conversion of existing ground and first floor office to 2no. residential units.'

Site description:

The application site relates to a two-storey mid-terrace dwelling located on the southern side of Mount Mews, Hampton ward. The site forms part of a late-1980s business park development accessed east off Hampton High Street, and was granted prior approval for change of use from office to residential earlier in 2021, as have a number of the units on this site.

The site is not statutorily or locally listed but it does sit in the Hampton Village Conservation Area CA12. It is in an Archaeological Priority Area, has a Land Use past Industrial designation and there is an Article 4 Direction restricting basement development.

Planning history:

- 14/0293/P3JPA – Conversion of existing B1 offices to self-contained two bedroom residential dwelling with parking. – Prior Approval Approved 26/03/2014
- 20/0915/GPD15 – Conversion of existing ground and first floor office to 2no. residential units. – Prior Approval Approved 02/02/2021
- 21/2884/FUL – Installation of three aluminium double glazed obscure glass powder coated windows, providing natural light to the rear of the property at ground and first floor levels. – Withdrawn 13/09/2021 – *Reason: incomplete application*

Professional comments:

The Planning Practice Guidance (2016) under 'Flexible options for planning permissions' states that: *"There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another."* (Para. 002 Ref. ID: 17a-002-20140306)

The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990.

The issue to be considered in this application is whether the proposed works would have a material impact on the character and appearance of the host dwelling and surrounding area and the residential amenities of surrounding properties. These issues are considered below.

The implementation of three windows is considered to have the potential to materially impact neighbouring amenities and the character and appearance of the building and conservation area, and consequently a full assessment at planning application stage is required to ascertain whether this impact would be acceptable. Consequently, the

application is not considered to be a non-material amendment and the applicant is required to seek full planning permission.

Recommendation: REFUSE