LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 16/02/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0251 **Ward:** Fortis Green

Date received: 29/01/2015

Drawing number of plans: Drawing A, Drawing B, Drawing C and Drawing D

Address: 12 Coppetts Road N10 1NN

Proposal: Non-material amendment following a grant of planning permission HGY/2012/1721 to reduce the size of the proposed extension

Applicant: Mr John Wade

Ownership: Private

Site Visit Date: 19/02/2015

Officer contact: Anthony Traub

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Non-material amendment following a grant of planning permission HGY/2012/1721 to reduce the size of the proposed extension

3.2 Site and Surroundings

The subject site is a Locally Listed 2-storey semi-detached house on the east side of Coppetts Road, N10. It is part of a group of Locally Listed Buildings near Tetherdown and Pages Lane. The Conservation Area Character Appraisal states that Nos. 6 to 12 (even) Coppetts Road are two pairs of yellow stock brick semi-detached houses with a front projection and central chimneys, whereas the other properties are red brick terraces. Built early in the second half of the 19th Century, they pre-date much of the other development in the conservation area. The appraisal identifies that most of the terraced houses retain their original slender glazing bars that subdivide each sash into six panes, whilst those on Nos. 6 to 12 (even) are wider, subdivided into eight panes. However internally, the building is in a poor state with no functioning utilities.

3.3 Relevant Planning and Enforcement history

HGY/2012/1721 GTD 29-10-12 12 Coppetts Road London Erection of single storey rear extension

4. CONSULTATION RESPONSE

4.1 None.

5. LOCAL REPRESENTATIONS

5.1 None.

RELEVANT PLANNING LEGISLATION

Section 96A Town and Country Planning Act 1990

Section 96A allows a non-material amendment to be made to an existing planning permission via a simple application procedure with a quick decision time.

ANALYSIS/ASSESSMENT OF THE APPLICATION

In response to the provisions of the Section 96A Town and Country Planning Act 1990, the application is to be assessed to ascertain as to whether the proposed changes constitutes a non-material amendment to the approved development.

A number of external changes are proposed following increase in basement area, including:

- Reduction to the depth of the extension;
- Increase in the height of the extension;
- Addition of detailing in the form of a rear porch;

Although the application site falls within a conservation area, the proposed amendments to the elevations are relatively minor in nature with the actual bulk of the extension reducing in size whilst improving design. This is not considered to not give rise to any significant degree of material effect upon the appearance of the building and visual amenity of the locality. The proposed changes are therefore deemed non-material within the meaning of Section 96A Town and Country Planning Act 1990.

6.1 Conclusions

The changes as listed above represent a non-material amendment to planning permission HGY/2012/1721 under provisions of Section 96A Town and Country Planning Act 1990, and as such a further application for planning permission is not required.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2015/0251

Applicant’s drawing No.(s) Drawing A, Drawing B, Drawing C and Drawing D