LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 23/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0472 **Ward:** Stroud Green

Date received: 23/02/2015

Last amended date:

Drawing number of plans: 39.13/ 301, 132.13/ 305, 132.13/ 306, 132.13/010 , 132.13/ 311, 132.13/ 312, 132.13/ 320

Address: 169 Mount View Road N4 4JT

Proposal: Non-Material amendment following grant of planning permission HGY/2014/1051 for internal alterations and enlargement of approved basement at Flat 2.

Applicant: MrShane Perkins

Officer contact: Valerie Okeiyi

1. RECOMMENDATION

GRANT Non-Material Amendment

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Enlargement of existing flat 2 by extending existing basement and incorporating new lightwell to the rear, extending the existing rear extension to the boundary and associated alterations

3.2 Proposed amendments

The proposed amendments seeks to carry out internal alterations and enlarge the approved basement at Flat 2.

3.3 Site and surrounds

The application site comprises a four storey semi-detached property located on the northern end of Mountview Road.

Permission was recently grated for two flats at lower ground and ground floor.

The site is not listed or in the location of a listed building but does fall within the Stroud Green Conservation Area.

3. 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 amendments seeks to carry out internal alterations and enlarge the approved basement at Flat 2.This change will not adversely affect the character and appearance of the existing building. It will not affect the amenity of neighbouring residents and the character and appearance of the conservation area.

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

4. RECOMMENDATION

GRANT Non-Material Amendment

Applicant's drawing No(s)

For the following reason:

The proposed change to carry out internal alterations and enlarge the approved basement at Flat 2 is considered to be acceptable and non material in relation to the previously approved scheme.