LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2958 **Ward:**

Date received: 08/10/2015

Last amended date: NA

Drawing number of plans: 826 SK01 and 826/01B

Address: Flat A 2 Hillside Gardens N6 5ST

Proposal: Non-material amendment following a grant of planning permission HGY/2015/0073 to change the extension roof to flat roof and raise the rear elevation eaves / parapet

Applicant: Mr & MrsMicael Spyrou

Officer contact: Robbie McNaugher

2. RECOMMENDATION

GRANT Non-Material Amendment / REFUSE Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Internal alterations, rear extension and excavation to form 2 level extension and 2 new windows on flank wall

3.2 Proposed amendments

Changes to the extension roof from a pitched roof to a flat roof and raise the rear elevation eaves / parapet

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 alterations to the roof would not alter the flank elevations of the extension and therefore would not impact on the adjoining property. There would be a minor increase in the eaves height at the rear however given the distance to the neighbour to the rear there would be no material impact. The amended design would not alter the impact on the character and appearance of the conservation area.

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) 826 SK01and 826/01B

For the following reason:

1. The changes as listed above represent a non-material amendment to planning permission HGY/2015/0073 under provisions of Section 96A Town and Country Planning Act 1990, and as such a further application for planning permission is not required.