LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3273 **Ward:** Tottenham Hale

Date received: 05/11/2015

Last amended date: NA

Drawing number of plans: SK300A, 301A, 302A, 303A, 304A, 305A, 306A, 307A

Address: Image House Station Road N17 9LR

Proposal: Non-material amendment following a grant of planning permission HGY/2014/0498 for an increase in building height to 29.72m from external ground level, the introduction of louvers to allow ventilation supply and extract to bedrooms, a new louver door to plant room, brick slip London stock brick to front facade dry riser access panel adjacent to the main entrance and brick effect render to rear and side facades

Applicant: Property Stack Ltd

Officer contact: Robbie McNaugher

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

A 96 bed hotel (Class C1) including a 146sqm restaurant/bar, 3 disabled car parking spaces and 6 dedicated cycle spaces

3.2 Proposed amendments

- Increase in building height to 29.72m from external ground level
- Introduction of louvers to allow ventilation supply and extract to bedrooms
- Nw louver door to plant room
- Brick slip London stock brick for front facade dry riser access panel adjacent to the main entrance
- Brick effect render to rear and side facades

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 propsed amendments consists of extra ventillation equipment on the roof and an increase in the louvred screening accordingly. An overall increase in the height of the building by 500mm and a small dry riser access panel adjacent to the main entrance.

Given the existing louvred proposed on the roof and the scale of the building these amendments are not considerd to material to the design.

The propsoed materials would be amended from bricks to brick slip London stock brick to front facade and brick effect render to rear and side facades. The would provide a similar appearance to the original permission.

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) SK300A,301A,302A,303A,304A,305A,306A,307A