LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0622 **Ward:** Hornsey

Date received: 01/03/2016

Last amended date: DD/MM/YYYY

Drawing number of plans: P100, P101, P102, P103, P200, P301, P302 REV C, E001, E100, E101, E102, E200, E301, E302, P0001 & P001

Address: 19 Ribblesdale Road N8 7EP

Proposal: Non-material amendment following a grant of planning permission HGY/2008/0759 to add planning condition listing the originally approved plans

Applicant: MYK Limited

Officer contact: Sarah Madondo

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Demolition of existing Coach House, erection of part single / part two storey building incorporating accommodation within the roof providing 1 x two bed and 1 x three bed dwelling house, provision of associated amenity space, car / cycle parking and refuse storage.

3.2 Proposed amendments

Add planning condition listing the originally approved plans

3.3 Site and surrounds

The application site comprises the building to the rear of the main house, a large Edwardian 2-storey semi detached house on the south side of Ribblesdale Road. To the rear of the site are two separate buildings, a single storey prefabricated structure and a 2-storey brick building known as the Coach House. It is the coach house building which is the subject of this application. Whilst the main property has been in residential use, the rear buildings were used for commercial purposes, albeit associated with the main house. According to the applicant, these uses ceased some years ago and the buildings have been empty for a number of years. A separate access way runs from Ribblesdale Road past the main building to the coach house at the rear.

The surrounding area is generally residential comprising pairs of semi detached properties, many of which are converted into flats. Ribblesdale Road lies between Tottenham Lane and Church Lane, both one way streets. Hornsey railway station is close by and various bus routes operate along Tottenham Lane and Church Lane as well as Hornsey High Street.

The site is not within a conservation area or other policy area.

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 proposal is for addition of a condition listing all approved plans and specification which was not included in the approved planning permission HGY/2008/0759. The condition should read as follows:

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: P100,P101,P102,P103,P200,P301,P302 REV C,E001,E100,E101,E102,E200,E301,E302,P0001& P0

Reason: In order to avoid doubt and in the interests of good planning.

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)

For the following reason: