LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0820 **Ward:** Crouch End

Date received: 18/03/2016

Last amended date: NA

Drawing number of plans: 38BRN8-00-01

Address: Site to rear of 38 The Broadway N8 9SU

Proposal: Non-material amendment for variation of condition 6 to exclude the parking provision and provision of a temporary storage shed following a grant of planning permission HGY/2015/0561 construction of single storey temporary cafe / restaurant on a vacant site accessed from The Broadway via Rose Place, formed from four recycled shipping containers, including parking for two cars, bicycle storage and refuse and recycling storage

Applicant: Mr A Mehmet

Officer contact: Robbie McNaugher

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Construction of single storey temporary cafe / restaurant on a vacant site accessed from The Broadway via Rose Place, formed from four recycled shipping containers, including parking for two cars, bicycle storage and refuse and recycling storage

3.2 Proposed amendments

The proposal is to omit the parking provision previously provided for the neighbouring commercial premises and provision of a temporary storage shed to the rear of the containers.

3.3 Site and surrounds

The application site is a vacant site set off the Broadway in Crouch End. It is accessed from Rose Place. The site lies within the Crouch End Conservation Area and is adjacent to Hornsey Town Hall a Grade II* Listed Building. The application site is adjacent to but falls outside the designated town centre.

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 omission of the 2 parking spaces previously provided is because the previous private agreement to provide the spaces is no longer in place. The Transportation Team noted these spaces were provided but did not require them spaces when they assessed the proposal. The spaces would be lost as part of the approved scheme for the site so their omission is not considered to have a material impact on parking or transportaiton.

The proposal would include an additional storage in a small shed measuring 2.4 metres by 1.2 metres and 2.3 metres in height. It would be located behind the shipping containers so not visible from the main vantage points and would located away from the neighbouring boundaries so would not impact on neighbouring amenity. It would not impact on the character and appearance of the conservation area of the setting of the neighbouring listed building.

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) 38BRN8-00-01