LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2020/0790 **Ward:** Woodside

Date received: 09/03/2020

Last amended date: N/a

Drawing number of plans: STR-PL-0201 Rev 02; STR-PL-0220 Rev 02.

Address: 134 Station Road N22 7SX

Proposal: Non-material amendment to planning permission HGY/2019/0235 for panel to dormer extension removed and replaced with grey zinc cladding.

Applicant: Mr & Mrs Toby and Rachel Tattersdill and Castle

Officer contact: Samuel Uff

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

HGY/2019/0235 Erection of a rear dormer window and installation of two roof-lights to the front roof

3.2 Proposed amendments

A window panel has been removed and will now be a continuation of the zinc material used for the rest of the extension.

3.3 Site and surrounds

The subject property is located on the northern side of Station Road. The property is a mid-terrace residential dwelling that has been previously extended.

The site is located within Wood Green Common Conservation Area. The surrounding area is characterised by residential development.

4. ANALYSIS/ASSESSMENT

S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

The scale and massing and general design of the roof extension remains as approved. The loss of the additional panel is not considerd to be significalt different from the approved design.

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

5. RECOMMENDATION

GRANT Non-Material Amendment