

Officer's Report

Application Number	HGY/2022/4141
Type	Non-Material Amendment
Location	Frankum & Kaye Ltd, 38, Crawley Road, London, N22 6AG
Proposal	Non-material amendment following a grant of planning permission HGY/2019/0938 to provide for on-site storage rather than permeable paving
Case Officer	Christopher Smith
Valid Date	16/11/2022
Applicant	
Agent	Mr David Highfield

RECOMMENDATION

Grant Non-Material Amendment

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

HGY/2019/0938. Demolition of existing buildings and erection of two part-three part-four storey residential blocks and a row of three-storey terraced houses (total of 29 units) and provision of a pedestrian/cycle link connecting Crawley Road to Downhills Way, plus landscaping, cycle and car parking, and other associated works. Permission granted 22/9/2020.

Proposed amendments

This application seeks amendments to the surface water drainage arrangements of the development. The permitted development included a permeable paving drainage scheme which Thames Water have since stated is not workable at this site. An alternative solution featuring below ground storage and controlled discharge of water is proposed instead.

Consultation

No public consultation is required in accordance with legislation.

The following internal and external bodies have been formally consulted on this application:

LBH SUDS Officer – revised solution is acceptable.

Thames Water – no comments to make.

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.

Summary

The permitted arrangements for surface water drainage control measures has been rejected by Thames Water. As such a redesign has been undertaken that captures surface water on-site in a below ground water attenuation tank and releases it in a controlled manner. This arrangement has been produced following advice from Thames Water.

Both Thames Water and the Council's sustainable drainage (SUDS) engineer have reviewed this revised arrangement and raise no objections to it.

Conclusion

Therefore, given the comments above, it is considered that a non-material amendment can be granted.

RECOMMENDATION

GRANT Non-Material Amendment