

Officer's Report

Application Number	HGY/2022/4456
Type	Non-Material Amendment
Location	15 Broadlands Road, Hornsey, London, N6 4AE
Proposal	Non-material amendment application following grant of planning permission HGYP/2021/0048 to provide a new internal staircase from basement to ground floor.
Case Officer	Matthew Gunning
Valid Date	19/12/2022
Applicant	Mr Seb Timpson
Agent	Mr Will McGuinness

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

1.1 This is an application for Non-material amendment application following grant of planning permission HGYP/2021/0048 to provide a new internal staircase from basement to ground floor.

2. ANALYSIS/ASSESSMENT

Legal/ policy context

2.1 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.

2.2 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.

2.3 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.

Planning Consideration

2.4 The primary consideration arising from this application is whether the amendments to the original scheme are non-material or whether a fresh planning application is required. As such, it is pertinent to assess this application against planning permission references: HGY/2021/0048.

2.5 The scheme as consented was for “demolition of existing rear ground and first floor timber extension and side garage, erection of new single storey side extension to ground floor, erection of part single, part two-storey rear extension, erection of rear dormer, installation of 2 side and 1 rear rooflights, replacement of entrance canopy”.

2.6 The proposed amendment to the scheme relates to relocating the internal stair access from the existing basement to the ground floor side extension. Given the detached nature of this property and mindful of the ground floor side extension approved, the very modest increase in the size of the basement by way of a staircase presents no issues in terms of design and appearance of this property, its structural stability or that of neighbouring properties. Such a change can be considered to be non-material, and is acceptable in planning terms.

2.7 The proposal still satisfies/ meets the legal test of Section 72 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of conservation area.

2.8 On this basis, the non-material amendments can be granted.

3. RECOMMENDATION

GRANT Non-Material Amendment