

Officer's Report

Application Number	HGY/2022/2805
Type	Non-Material Amendment
Location	52-68 Stamford Road London N15 4PZ
Proposal	Non-material amendment to condition 2 of planning permission reference HGY/2019/1401 to introduce revisions to layouts and elevations
Case Officer	Christopher Smith
Valid Date	14/10/2022
Applicant	Kimbrook Property Developments Limited
Agent	Sam Berry

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2805

Ward: Tottenham Green

Date received: 14/10/2022

Drawing number of plans: 197_PLN_001 Rev. C, 200 Rev. R, 201 Rev. P, 205 Rev. N, 300 Rev. N, 301 Rev. L, 302 Rev. O, 303 Rev. N, 304 Rev. M; Stamford Road NMA Report dated October 2022 Rev B.

Address: 52-68 Stamford Road N15 4PZ

Proposal: Non-material amendment to condition 2 of planning permission reference HGY/2019/1401 to introduce revisions to layouts and elevations.

Applicant: Kimbrook Property Developments Limited

Officer contact: Christopher Smith

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

HGY/2019/1401. Variation of Condition 2 of HGY/2017/0426 to enable the installation of a substation and new structural columns, a reduction of the number of parking spaces from 17 to 13 and amendments to the cycle and refuse storage layout, all at ground floor level, plus additional minor changes to other elevations and floor plans. Granted March 2020.

3.2 Proposed amendments

This application seeks amendments to the detailed design of the approved development referenced above including:

Ground floor

- Relocation of internal doors and revised internal layout of plant and substation rooms
- Inclusion of external louvred grilles

First Floor

- Subdivision of existing external terrace between two of the approved flats
- Inclusion of railing and gates that match those proposed elsewhere

Fifth Floor

- Revised positions of balcony railings to assist access for roof maintenance
- Change of window to door with side light on one of the approved flats

Elevations

- Revised balcony access and railings to west and north elevations
- Inclusion of louvred door and grille to east and south elevations
- Replacement of aluminium panels with brickwork for compatibility with wall build-up for passenger lift on western courtyard elevation

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.

Consultation Response

LBH Design Officer – No objections.

Proposed Design Changes to the Approved Development

Policy DM1 of the Development Management DPD states that all new development must achieve a high standard of design and contribute to the distinctive character of the local area.

The proposed design changes are as described in the Section 3.2 above.

Ground floor

The design of the grilles for the substation would accord with the other metal-finished elements on the building and are therefore acceptable in design terms.

Internal layout changes to the ground floor are very minor in nature and would not be publicly visible.

First floor

The recessed part to the west of the courtyard in between the western and southern blocks would currently be closed off as a private amenity area for Unit 1.10. The proposal would subdivide this into two amenity areas for Units 1.10 and 1.11. This is in addition to their alternative balcony amenity areas that each flat has. As such, the subdivision of this space to provide amenity benefits for two flats instead of one is supported in design and residential quality terms. In terms of the development's visual appearance the change would not appear significant when viewed from public areas.

Fifth floor

The balcony and flat roof areas to the northern block have been redesigned to maximise the usable private amenity space and reduce areas that require access for maintenance only. The additional balcony area would improve amenity areas for three flats on the fifth floor and minimise work at height risks for the development. Slight amendments to access door designs and layouts are required to facilitate these changes. In terms of the development's visual appearance the change would not appear significant.

Other Elevation Amendments

There are very minor changes to the development in terms of a revised location to one of the spandrel. All other changes not already referenced above would also appear very minor.

Summary

The proposed amendments are very minor amendments to the approved building design and layout that are acceptable in planning policy terms and non-material in scale and appearance. As such, it is considered that they would not have a detrimental impact on the character and appearance of the approved building or the surrounding area.

Conclusion

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

5. RECOMMENDATION

GRANT Non-Material Amendment

Applicant's drawing No(s):

197_PLN_001 Rev. C, 200 Rev. R, 201 Rev. P, 205 Rev. N, 300 Rev. N, 301 Rev. L, 302 Rev. O, 303 Rev. N, 304 Rev. M; Stamford Road NMA Report dated October 2022 Rev B.