

Officer's Report

Application Number	HGY/2022/4439
Type	Non-Material Amendment
Location	810-812 High Road, London N17 0DH
Proposal	Non-Material Amendment to planning permission HGY/2017/1181 for Change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works" to further extend approved single storey rear extension; inclusion of glazed section of roof linking this extension to main building; and revised rear landscaping
Case Officer	Samuel Uff
Valid Date	15/12/2022
Applicant	Mr Richard Serra
Agent	Mr James Beynon

RECOMMENDATION

Approve

RECOMMENDATION

GRANT Non-Material Amendment

SITE DETAILS

The site contains an attractive four storey Georgian dwellinghouse with an undercroft service area to the side. Nos.810/812 is a single building designed as a symmetrical pair with no.808, which falls outside the redline area to the south. The Grade II* listed pair are built in brick in the Queen Anne style.

The surrounding area is primarily commercial and is dominated by the Tottenham Hotspur Football Club stadium re-development. A large super market lies to the rear of the site and bookmaker lies to the north.

The site is within an Area of Archaeological Importance. The site is within a designated Local Centre, N17.

APPROVED DEVELOPMENT TO BE AMENDED

HGY/2017/1181 - Full planning application for the change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works.

Proposed amendments

This application is to determine whether the amendments to the planning permission approved under HGY/2017/1181, as set out in the covering letter and illustrated in the submitted plans, are non-material in the context of that planning approval.

The main changes proposed are to further extend approved single storey rear extension, change the materials of this to incorporate a glazed section of roof linking this extension to main building and revised rear landscaping. This will create a terraced area and remove the ramped access to the rear, with a simplified landscaped area. The proposed works would proposed to incorporate a coherent rear elevation of landscaping with the adjoining no.808, which is within the same ownership.

Other relevant site history

HGY/2022/4428 Listed Building Consent for Proposed alterations to include demolition of existing extensions; erection of a single storey rear extension to no.810-812; single storey rear extension with associated basement to no.808; further excavation below no.808; internal alterations including addition of a lift to no.808; internal renovations; and re-landscaping and other works in accordance with permissions HGY/2017/1181, HGY/2017/1182, HGY/2020/1584 & HGY/2020/1586 PENDING

HGY/2022/1642 (792-808 High Road) Section 73 application for a minor material amendment to the planning permission (ref: HGY/2020/1584) for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works. The proposal seeks to vary Condition 2 (Approved Plans) and Condition 31 (Cycle Parking). Amendments include relocation of proposed cycle store to the adjacent Sainsbury's car park site (no 28-48 Northumberland Park), with part of the approved cycle storage and refuse area to revert to flexible commercial space (use Class E) and installation of new substation; installation of level 03 link between the site and level 02 of Paxton Building; internal reconfiguration of stair core, approved commercial space and refuse storage; installation of additional substation; and associated works, as well as extended depth of proposed ground floor extension to no.808; associated basement excavation below the extension; and associated re-landscaping PENDING

HGY/2020/1584 Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works. GRANTED

Consultation

No consultation required

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.

Assessment

The proposed additional depth of extension would have a relatively modest additional projection beyond that previously approved. This is not considered to have a significant impact on the character of the listed building beyond that approved.

The extension would abut a rear boundary wall from the perpendicular terrace and would be set well off of the rear of those buildings, so would be non-material in terms of amenity impact to those neighbours, especially given the depth of consented extension. The change from approved brick to glazing of the link to the original rear elevation would not have a significant impact on overlooking or privacy from views out.

The re-landscaped rear would remove the approved ramp, which would have a simplified appearance but would remove inclusive rear access from this site. However, it is noted that this will be a single use throughout 808-812 and that a ramped access is provided from no.808. This is considered an acceptable arrangement on the basis of the extent of works being undertaken by the applicant in this wider masterplan and given the single use through the sites.

Uses would remain as approved, although there would be some additional floorspace and modifications to the Use Class Order means these would be classified within Use Class E now.

Other Considerations

The Design & Access Statement makes reference to potentially using the front of the site for sculptures. Such reference is not included in the proposed site plan but could be detailed in any submission for landscaping details.

Conclusion

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

RECOMMENDATION

GRANT Non-Material Amendments