

Officer's Report

Application Number	HGY/2023/0067
Type	Non-Material Amendment
Location	177, 177a, 179, 179a, 195, 195a, 199, 199a, 207, 207a, 217, 217a, 219 and 219a Gladstone Avenue, London, N22 6LB
Proposal	Non-material amendment to previously approved scheme under planning application reference: HGY/2022/2059, to alter the approved roofing material.
Case Officer	Gareth Prosser
Valid Date	09/01/2023
Applicant	Ms Pauline Hinds
Agent	Mr Keith Noble

RECOMMENDATION

Approve

The application site contains several terraced dwellings, which form part of the wider 'Noel Park Pods' housing renewal programme. The site is within the Noel Park Conservation Area.

The planning history of the site has been taken into account when coming to this decision.

This is non-material amendment to previously approved scheme under reference HGY/2022/2059. The proposed amendments are as follows:

- Correction of stated roofing material from slates 'Siga 69's' to 'Siga 39's'. Slates Siga 39 was selected on site by the Conservation Officer.

All other aspects of previously approved application remain unchanged with regard to design, footprint, scale and bulk.

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 nonmaterial 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 proposed amendments are considered acceptable and would not have any significant material impact of the external appearance of the building. The proposal is considered a non-material amendment and this application is therefore recommended for approval.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

The proposal would comply with Policy DM9 of the Development Management Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION FOR NON MATERIAL AMENDMENT.