

Officer's Report

Application Number	HGY/2023/0385
Type	Non-Material Amendment
Location	6 Clifton Road, Hornsey, London, N8 8HY
Proposal	Non-material amendment following grant of planning permission ref: HGYP/2022/4065, to alter the existing ground floor extension to the terraced house with bifold doors on one side and sliding doors on the other and replacing the 2 existing skylights with one skylight.
Case Officer	Sabelle Adjagboni
Valid Date	31/03/2023
Applicant	Mrs Effie Anastasiadis
Agent	Mr Alex Labridis

RECOMMENDATION

Approve

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

This is an application for a non-material amendment following grant of planning permission ref: HGYP/2022/4065, to alter the existing ground floor extension to the terraced house with bifold doors on one side and sliding doors on the other and replacing the 2 existing skylights with one skylight.

2. ANALYSIS/ASSESSMENT

Legal/ policy context

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 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.

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

The main consideration in the determination of this application, is the nature of the changes to the appearance of the building from a design perspective.

At the time of the grant of planning permission HGY/2022/4065 it was noted that the proposal represented a modern and sympathetic design, with any adverse impacts being outweighed by the overall benefits of the scheme. In the case of the current application, it is noted that the changes sought to the building are very minor in nature. The alterations to the bifold door and skylight are considered to be appropriate and largely in-keeping with the design philosophy previously approved. The alteration proposed do not discernibly alter the appearance or architectural design previously approved. Additionally, the development does not seek any alteration to the orientation or footprint of the building, neither would it result in any increase in size, or extension to the building.

Therefore, it is considered that the changes sought through this proposal, do not bring into question or significantly alter the previously accepted and established design of the building.

3. RECOMMENDATION

GRANT Non-Material Amendment