

Officer's Report

Application Number	HGY/2023/0631
Type	Non-Material Amendment
Location	Frankum & Kaye Ltd, 38, Crawley Road, London, N22 6AG
Proposal	Non-material amendment following a grant of planning permission HGYP/2019/0938 to allow the modification of a Block B ground floor window to plot 9 to the south elevation. The modification is to omit the fixed panel to the window but retain the main body of the window and the upper opening panel. A similar condition already exists on the same elevation.
Case Officer	Samuel Uff
Valid Date	03/03/2023
Applicant	
Agent	Mr David Highfield

RECOMMENDATION

Approve

RECOMMENDATION

GRANT Non-Material Amendment

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved Development

HGY/2019/0938. Demolition of existing buildings and erection of two part-three part-four storey residential blocks and a row of three-storey terraced houses (total of 29 units) and provision of a pedestrian/cycle link connecting Crawley Road to Downhills Way, plus landscaping, cycle and car parking, and other associated works. Permission granted 22/09/2020.

Proposed Amendments

This application seeks to remove a side glazed panel adjacent to a ground floor bedroom window. There would be a modest reconfiguration of the internal layout of this approved flat as well.

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 revised layout and glazing arrangement for the window is considered to be a non-material amendment that would not impact living conditions of the future residents or neighbours, nor the

design integrity beyond that approved. The window would be slightly smaller than the extant scheme but it would still benefit from adequate daylight.

Conclusion

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

RECOMMENDATION

GRANT Non-Material Amendment