

Officer's Report

Application Number	HGY/2023/0565
Type	Non-Material Amendment
Location	82 Crescent Road, Wood Green, London, N22 7RZ
Proposal	Non-material amendment is sought for the installation of rooflight above approved dormer extension under application ref: HGY/2022/2168.
Case Officer	Ben Coffie
Valid Date	28/03/2023
Applicant	Mr & Mrs Pablo & Susannah Rojas Salado & Keay
Agent	Ms. Helena Rodriguez Sanchez

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

Planning permission was approved for a loft extension including L shape dormer and 3 roof lights and widening of rear window.

Proposed amendments

- Non- material amendment for the installation of rooflight above approved dormer extension under application ref: HGY/2022/2168.

Site and surroundings

The subject site is a two-storey terrace single dwellinghouse. The site is not within a Conservation Area and does not fall within the curtilage of a listed building.

2. ANALYSIS/ASSESSMENT

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 NPPF 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 amendment involves the installation of a rooflight above the approved dormer. This change will not result in any material increase in height, scale, width, or depth of a building. It would not adversely affect the character or appearance of the development or erode the quality of that which was originally approved.

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