

Robbie McNaugher
Haringey Council
Development Management

Submitted via planning portal

3rd August 2023

Dear Robbie,

Non material amendment to planning application HGY/2022/4809 at 88 Florence Road, Hornsey, London, N4 4DR

On behalf of the applicant, Dominic Barrand, we hereby submit an application under s96a of the Town and Country Planning Act for a non material amendment in relation to the above planning application. Planning permission was granted in March 2023 for an extension above the rear outrigger to create a new bedroom, replacement windows (currently UPVC) with timber sash, and replacement concrete roof tile with slate in the existing ground floor extension

The application includes the following information

- Application forms duly signed and completed
- Supporting covering letter (this letter by Fuller Long)
- Site Location Plan (drawing GRIP-131-10)
- Floor Plans as consented (drawing GRIP-131-13 REV C)
- Floor Plans showing amendments (drawing GRIP-131-13 REV D)
- Elevations and Section as consented (GRIP-131-14 REV A)
- Elevations and Section showing amendments (GRIP-131-14 REV E)

Background

Section 96A allows a non material amendment to be made to an existing planning permission via an application procedure. No definition is given as to what constitutes a non material amendment as this will vary on a case by case basis.

In making a decision on such an application, the Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this section.

Given the scale of the scheme as approved and the changes proposed in this application, s96a of the Act is considered to be the correct mechanism to apply for the alterations.

Changes proposed under section 96a of the Act

- Partial retention of existing window to stairwell

Materiality

The main issues relating to the non material amendment are the effect that it would have on the character of the area and the impact that it would have on the amenity for the surrounding residential properties. In

deciding whether proposed changes can be considered to be non material, careful consideration needs to be given to the following points:

1. Do the proposed changes differ in substance from the development that was granted planning permission?

The main development as approved will not be altered as part of this application. There is no change to the proposed footprint, mass or height of the extension.

It is therefore considered that the proposed alteration will not impact upon the overall layout or design of the scheme, nor will it have a detrimental impact upon the streetscene or visual and residential amenities of the neighbouring properties. The proposed change is therefore considered to be entirely appropriate.

2. Would acceptance of the proposed changes as a non material amendment deprive those who should have been consulted from such additional consultation?

Neighbours will not be affected by the proposed changes, and as such neighbour notification regarding the proposed alterations is not considered necessary. The proposed amendment is for the partial retention of an existing window to the rear elevation, which currently lights the stairwell. This is so that the stairwell will continue to receive natural light. It will be partly removed due to the addition of the consented extension. No additional windows are proposed, only the partial retention of an existing one. In terms of impact on the character and appearance of the conservation area, this proposal will not have any visual impact given the window exists already.

3. Does the cumulative impact of a series of non material amendments result in a development that is quite different from the original permission?

The proposed amendment will not lead to the overall scheme differing from the development originally approved as detailed above. As such, it is considered that the proposed amendment will not have any detrimental impact in terms of the impact on the street scene or the wider area that the property lies within.

In light of the above, it is considered that these minor amendments are not material when compared to the original permission and can therefore be supported and approved. As described above, the overall scheme in terms of its scale, height, design and function remain as permitted. Furthermore we consider the change proposed will have no impact on any matter of planning importance.

The enclosed amendment to the original application under s96a of the Act.

In the meantime, if you have any queries relating to the above, please do not hesitate to contact me.

Yours sincerely,

Jack Taylor
Graduate Planner
Fuller Long Limited