



Officer Report

Application Number:	HGY/2023/1831
Application Type:	Non-Material Amendment
Address:	Garages, Partridge Way, Wood Green, London
Proposal:	Non-material amendment to planning permission with ref: HGY/2021/2075, to amend the description of the development to the following: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.
Case Officer:	Ben Coffie
Valid Date:	11/07/2023
Applicant:	Mr Jack Goulde
Agent:	

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

Planning permission was approved for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility. Approved date- 21/03/2022.

Proposed amendments

Non-material amendment to planning permission with ref: HGY/2021/2075, to amend the description of the development to the following: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for London Affordable Rent, or, Social Rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.

Site and surroundings

The application site originally comprised two areas. The first (and main) part of the site is a prominent triangular shaped parcel of land, located at the junction of Partridge Way and Trinity Road which runs parallel to Bounds Green Road.

This part of the site is was occupied by a row of garages fronting Partridge Way. Paving slabs cover the remainder of this area, up to the adjacent house of No.2 Partridge Way to the east. No.2 Partridge Way is a two-storey end-terrace property, which forms part of a group of mid-twentieth century terrace houses. Their 'rear' gardens back onto Trinity Way. Their main front access is gained from a footpath to the north, off Partridge Way.

The second part of the application site encompassed the green space to the north-east of the main triangular site, opposite the front of the Partridge Way terraced houses. The site is not subject to any notable planning designations. It is not in a conservation area and does not affect the setting of any locally or statutorily listed building.

However, the building would be visible from two nearby conservation areas – Trinity Gardens and Bowes Park conservation areas. They lie beyond the immediate environs of the site to the south/east and northeast/north respectively

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 does not involve any alterations to the approved design of the development. This change will not result in any material increase in height, scale, width, or depth of a building; it would allow the Council to have the flexibility to amend the tenure from social rent through a subsequent S73 application. 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.

