

Officer Report

Application Number:	HGY/2023/1887
Application Type:	Non-Material Amendment
Address:	Land at Watts Close, Tottenham, London, N15 5DW
Proposal:	Non-material amendment to planning permission ref: HGY/2022/0035 to amend the description of the development to the following: Demolition of 11 dwellings and community building and replace with 18 new homes. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. The proposals includes 2. on-site wheelchair parking bays, amenity and play space, landscaping, cycle and refuse/recycling storage.
Case Officer:	Tania Skelli
Valid Date:	14/07/202
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Applicant:	Ms Dianne Page
Agent:	

RECOMMENDATION

Approve

1. APPLICATION DETAILS

2. REPRESENTATIONS

2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The site is located on Watts Close in the Tottenham Green. It measures 0.27 hectares and comprises 11 bungalows in use as Temporary Accommodation with an associated parking area which is accessed off Seaford Road and a small unused community building accessed from Lomond Close. A publicly accessible footpath runs through the centre of the site linking through to Greenfield Road. A sub-station and area of open space is located on the site's eastern boundary.

3.2 The planning history of the site has been taken into account when coming to this decision.

- HGY/2022/0035 Planning permission was granted on 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

3.3 This is non-material amendment to previously approved scheme under reference HGY/2022/0035. The proposed amendments are as follows:

To amend the development description as follows:

Demolition of 11 dwellings and community building and replace with 18 new homes. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. The proposals includes 2. on-site wheelchair parking bays, amenity and play space, landscaping, cycle and refuse/recycling storage.

3.4 All other aspects of previously approved application remain unchanged with regard to the number of homes provided and design, footprint, scale and bulk of the approved building.

3.5 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.

3.6 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.

3.7 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.

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

GRANT PERMISSION FOR NON MATERIAL AMENDMENT