



Officer Report

Application Number:	HGY/2023/1747
Application Type:	Non-Material Amendment
Address:	1 Tottenham Green East, Tottenham, London, N15 4DQ
Proposal:	Non-Material Amendment to planning permission ref: HGY/2023/0595 for Listed Building Consent for reconstruction of the damaged roofing and including proposed alterations to replace concrete tiles with slates, to match the existing original character of the building to amend the wording in condition 3 such that the conditions reads " All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match original character of the building"
Case Officer:	Sarah Madondo
Valid Date:	19/07/2023
Applicant:	Mr Andy Rouse
Agent:	

RECOMMENDATION

Approve

PROPOSED DEVELOPMENT AND LOCATION DETAILS

The application site is a ground floor flat (Flat 3) within a Grade II listed building ('2, 4 AND 2A, TOTTENHAM GREEN N15'). The building itself is one of a pair of three storey (plus basement) early C.19th dwellings, with a later built 2 storey C19th side addition on the south side of Tottenham Green East South Side. The site is within the Tottenham High Road Historic Corridor and the Tottenham Green Conservation Area

Approved Development

HGY/2023/0595: Listed Building Consent for reconstruction of the damaged roofing. Proposed alteration to replace concrete tiles with slates.
To match the existing original character of the building. approved 25/04/2023

Proposed Amendments

Non-Material Amendment to planning permission ref: HGY/2023/0595 for Listed Building Consent for reconstruction of the damaged roofing and including proposed alterations to replace concrete tiles with slates, to match the existing original character of the building to amend the wording in condition 3 such that the conditions reads " All new works and works of making good to the

retained fabric, whether internal or external, shall be finished to match original character of the building"

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 'nonmaterial'. 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 non material 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.

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. 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 amendments are considered minor, acceptable and would not have any significant material impact the original heritage asset as the proposal is for making good the existing building with matching materials. Proposal would not have any adverse impact on the amenities of the adjoining occupiers. The proposal is considered a non-material amendment and this application is therefore recommended for approval.

The proposed development is in general accordance with Policies DM1, DM12 and DM13 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

GRANT PERMISSION for Non-material amendment