



Officer Report

Application Number:	HGY/2023/1974
Application Type:	Non-Material Amendment
Address:	1 Bedford Road, Hornsey, London, N8 8HL
Proposal:	Non-Material Amendment to HGY/2022/4009 seeking alterations to roof light arrangement with additional rooflights proposed.
Case Officer:	Oskar Gregersen
Valid Date:	20/07/2023
Applicant:	Packwood and Root
Agent:	Daniel Beardsley

RECOMMENDATION

Approve

1. REPRESENTATIONS

1.1 Three representations were received in response to notification and publicity of the application, a summary of the material concerns raised is as follows:

1.1.1 Light pollution

1.1.2 Appearance continuous with host dwelling and surrounding area

Officer comments:

Of the three comments raised, one was marked as an objection the others as representations. The two additional rooflights would not result in a degree of additional light pollution likely to be materially harmful to the amenities of neighbours.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is an end-terrace two-storey dwellinghouse, that has been sub-divided into two separate dwellings. The site benefits from a large rear garden, with a small front garden, and is positioned 15.48m from the closest property on Crouch Hall Road.

2.2 The site is located within Crouch End conservation area and does not fall within the curtilage of a listed building.

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

2.4 This is non-material amendment to previously approved scheme under reference HGY/2022/4009. The proposed amendments are as follows:

2.4.1 Addition of two further roof lights to easternmost edge of the approved extension.

2.5 All other aspects of previously approved application remain unchanged with regard to design, footprint, scale and bulk, particularly the size of the conservatory and rear dormer window remains the same.

2.6 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.

2.7 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.

2.8 The proposed amendments are considered minor, acceptable and would not have any significant material impact of the external appearance of the building. 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.

2.9 The proposed development is in general accordance with Policies DM1 and DM12 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 2016 and the NPPF.

2.10 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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

GRANT PERMISSION FOR NON MATERIAL AMENDMENT