

Officer Report

Application Number:	HGY/2023/2233
Application Type:	Non-Material Amendment
Address:	10 Franklin Street, Tottenham, London, N15 6QH
Proposal:	Non-Material Amendment relating to permission ref: HGY/2023/0068 including removal of front porch from the proposal, alterations to proposed sukkah roof above garage, alterations to dormer skylight, addition of 3 front roof slope skylights.
Case Officer:	Laina Levassor
Valid Date:	16/08/2023
Applicant:	Low
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/0068 - Erection of an additional storey to the existing bungalow to facilitate conversion to a two-storey dwelling. Erection of a rear dormer extension at the new roof level. Erection of front porch entrance. Alterations to existing garage including installation of skylight to roof and installation of windows and doors to front and rear elevations. Alterations to the front and rear fenestration. Installation of obscure glazed side elevation window., Approve with Conditions, 28 February 2023

PROPOSED ALTERATIONS

Removal of front porch from the proposal, alterations to proposed sukkah roof above garage, alterations to dormer skylight, addition of 3 front roof slope skylights.

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 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.

The NPPG 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 alterations are very minor in nature and would have no material impact on neighbouring amenity. On this basis, it is considered that a non-material amendment can be granted.

Informatives:

This non-material amendment application is not a new planning permission and must be read in conjunction with the original permission ref: HGY/2023/0068.