



Officer Report

Application Number:	HGY/2023/2344
Application Type:	Non-Material Amendment
Address:	11 and 11A View Road, Highgate, London, N6 4DJ
Proposal:	Non-Material Amendment to planning application HGY/2023/0441 for amendments to approved drawings
Case Officer:	Cameron Sturges
Valid Date:	30/08/2023
Applicant:	Mr and Mrs Alistair and Paula Flutter
Agent:	Miss Jessica Ferguson

RECOMMENDATION

Approve

1. RECOMMENDATION

GRANT Non-Material Amendment

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved Development

2.1 HGY/2023/0441 - Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof.

Proposed Amendments

2.2 The applicant has applied for a non-material amendment to application HGY/2023/0441 for internal changes to the approved plans as well as external modifications including amendment to brick piers and brick detailing, alterations to rear glazing, reduction of skylight at first floor level and reduction in ground floor flat roof level.

Site and Surrounds

2.3 The subject site comprises a semi-detached dwellinghouse comprising two residences and associated rear gardens located to the South of View Road. The street scene features a mixture of architectural styles which feature larger dwellings and rear gardens. Highgate Allotments are located to the northern boundary of the subject site and Highgate Private Hospital is located to the southwest.

2.4 The site is located within the Highgate Conservation Area (CA) but does not fall within the curtilage of a listed building. The neighbouring property No.11 View Road is a listed building, as well as No.15 located to the southwest. Nos 3, 7 and 17-19 are locally listed buildings

3. CONSULTATION RESPONSE

3.1 The following were consulted for the NMA:

LBH Conservation – No objections:

- *“The proposal will still have a neutral impact on the settings of nearby heritage assets and on the conservation area and it is therefore supported from the heritage conservation perspective”*

4. ANALYSIS/ASSESSMENT

4.1 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.

4.2 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.

4.3 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.

4.4 The proposed amendments are considered minor, acceptable and would not have any significant material impact of the external appearance of the building or the Conservation Area. Additionally, the 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.

4.5 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey’s Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, Highgate Neighbourhood Plan and the NPPF.

5. RECOMMENDATION

GRANT Non-Material amendment.