



Officer Report

Application Number:	HGY/2026/0835
Application Type:	Non-Material Amendment
Address:	Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU
Proposal:	Non-Material Amendment to Condition 2 (amended drawings and documents) and Condition 20 (fire strategy) to allow submission of a revised fire strategy in relation to planning permission ref: HGY/2023/1835 (as amended from permission ref: HGY/2022/3858) for "the construction of 15 new Council rent homes in a part 4, 5 and 7 storey building"
Case Officer:	Samuel Uff
Valid Date:	24/03/2026
Applicant:	Ms Samantha Jones
Agent:	Mr Edward Mather

RECOMMENDATION

Approve

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development:

HGY/2023/1835

Approval for Section 73 (MMA) application to vary condition 3 of planning permission ref. HGY/2022/3858 granted on 01/06/2023 (for the Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate) namely to provide flexibility for the Council to charge London Affordable Rent.

Proposed amendments

This application seeks to make a non-material amendment to condition 2 (approved drawings and documents) and condition 20 (fire strategy) on the basis that Condition 20 requiring compliance with a now outdated fire strategy. The amendment would replace reference to that approved document with allow the amended Fire Strategy. Condition 3 contained the outdated report as an approved document so that will now be amended as well.

CONSULTATION RESPONSE

None required.

ANALYSIS/ASSESSMENT

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009).

Approved condition 20 with annotated amendment (additional wording in **bold**):

The development shall be carried out in full accordance with the recommendations of the Fire Strategy (Vemco, dated: July 2022-Fire-Q, ref: JN9266, dated March 2026) or as otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is acceptable in respect of fire safety, in accordance with Policy D12 of the London Plan (2021).

The Vemco report was for the taller building approved in the original permission but the approved building was subsequently reduced in scale through NMA (ref: HGY/2024/3496). As such the Fire Strategy was revised to reflect the new approved design reflected in the revised fire strategy.

Condition 2 lists all approved documents so this shall be amended from Fire Strategy (prepared by: Vemco, dated: July 2022) to Fire Strategy (prepared by Fire-Q,, ref: JN9266, dated March 2026)

Both amended conditions will be included as an informative.

RECOMMENDATION

GRANT Non-Material Amendment

Informatives:

Amended Condition 20 will now read:

The development shall be carried out in full accordance with the recommendations of the Fire Strategy (Fire-Q, ref: JN9266, dated March 2026) or as otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is acceptable in respect of fire safety, in accordance with Policy D12 of the London Plan (2021).

Amended condition 3 shall now include:

Fire Strategy (prepared by Fire-Q,, ref: JN9266, dated March 2026)

in place of Fire Strategy (prepared by: Vemco, dated: July 2022)