



Officer Report

Application Number:

HGY/2026/0994

Application Type:

Non-Material Amendment

Address:

Cranwood, 100 Woodside Avenue, London N10 3JA

Proposal:

Non-Material Amendment to the delivery timing of condition 23 (Highway works) of planning permission ref. HGY/2021/2727 for the demolition of existing building and redevelopment of site to provide 41 new homes within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue; namely to amend the completion of highway works within 6 months of development completion in lieu of prior to occupation.

Case Officer:

Tania Skelli

Valid Date:

07/04/2026

Applicant:

Mr Ian Wheeler

Agent:

Mr Aisling Carron

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

2. CONSULTATION RESPONSE

LBH Transport – No objection

3. 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 2015¹ 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 2004² does not apply.

The proposed amendments include a revision to the time trigger for the delivery of the highway works associated with the development.

This application is submitted while highway works are being progressed by Loughton's, the highway contractor appointed by the London Borough of Haringey. The majority of the approved buildings, together with the associated hard landscaping, are nearing completion. Although the highway contractor has been appointed and the works are programmed, the necessary permit for the highway works cannot be obtained until July 2026, as advised by the agent. This is a statutory process outside of the applicant's control and is solely dependent on the Council's own permitting programme.

In light of this, the applicant proposes to amend Condition 23 (Highway Works) as follows:

"The associated highway works, as set out in the approved details, shall be completed within six months of first occupation of the development hereby approved."

This amendment ensures that the delivery of the highway works remains a firm and enforceable obligation, while acknowledging the practical constraints arising from the permitting timetable. The applicant has also confirmed that, notwithstanding the above, dropped kerbs will be installed prior to practical completion to ensure safe and appropriate access for residents, emergency vehicles, and refuse collection from the outset of occupation.

The LBH Transport Officer has raised no objections to the proposed amendment. On this basis, it is considered that the application can be approved as a non-material amendment.

4. RECOMMENDATION

GRANT Non-Material Amendment