



Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2026/1401
Non-Material Amendment
430 West Green Road, Tottenham, London, N15 3PU
Non-Material Amendment to Planning Permission
Reference HGY/2025/1918 granted 15/12/2025 for the
erection of a three-storey detached dwelling house on
a former storage yard located to the rear of 430 West
Green Road, fronting Carlingford Road.

The following amendments are proposed:

1. Ground Floor: The bin storage position is swapped with the entrance position. The ground floor bathroom is amended to meet Part M4 (2) requirements. The stair core has also been revised.
2. First Floor: The stair core has been revised.
3. Second Floor: The stair core has been revised. The plant room has been relocated to a new internal position. The former entrance to the plant room has been replaced with a new window serving the en-suite.
4. Elevations: Minor changes are proposed to the ground floor and second floor elevations, reflecting the above amendments.

Case Officer:
Valid Date:

Neil McClellan
18/05/202

Applicant:
Agent:

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Mr Aron Warfman
Mr Ian Franks

RECOMMENDATION

Approve

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved Development

Erection of a three-storey detached dwelling house on a former storage yard located to the rear of 430 West Green Road, fronting Carlingford Road.

Proposed Amendments

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Site and Surrounds

The site is a small yard (approx. 60 sqm.) fronting Carlingford Road and located to the rear of 430 West Green Road, a 2-storey end of terrace property with a commercial unit at ground floor, with a small flat located behind it (430A West Green Road) and a maisonette located above on the first floor and loft (430B West Green Road). 430A has a small external amenity space adjacent to the site and this dwelling's sole outlook is towards the application site.

An alleyway running to the rear of nos. 410-430 West Green Road runs down the side of the site, separating it from the end of terrace house at 193 Carlingford Road, that blank flank wall of which faces the site. The site backs on to the rear of 428 West Green Road, a restaurant and shisha lounge.

The site at one time would have formed part of 430 West Green Road but has been used as a separate site since the 1940s. It contains no buildings or structures, other than the rather dilapidated hoarding and gates surrounding it. Currently vacant, its last use appears to have been for parking/storage.

This site is not in a conservation area and there are no nearby Listed Buildings.

Planning and Enforcement History

Relevant Planning and Enforcement History

HGY/2025/1918 – Planning permission granted for the erection of a three-storey detached dwelling house on a former storage yard located to the rear of 430 West Green Road, fronting Carlingford Road.

The rest of the site's planning history goes back to 1949. Most relevant to the current proposal was a 2003 planning application for a detached dwelling house refused permission but allowed on appeal:

HGY/2003/0234 – Planning permission refused, but later allowed on appeal, for the rection of a 2-storey 2-bedroom dwellinghouse. The local planning authority had been concerned with the bulk, massing and visual intrusiveness of the scheme and the lack of externality space. The Inspector allowed the appeal (Ref: APP/Y5420/A/03/1117608) subject to conditions that were all subsequently discharged. However, this permission was never implemented.

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.

Consideration of proposed changes:

Ground Floor Layout:

The bin storage position is swapped with the entrance position. This allows for a larger ground floor bathroom that meets the requirements of Part M4 (2) of the Building Regulations. The stair core has also been revised to make more efficient use of space.

First Floor Layout:

The stair core has been revised to reflect the proposed changes to the ground floor.

Second Floor Layout:

The stair core has been revised. The plant room has been relocated to a new internal position. The former entrance to the plant room has been replaced with a new window serving the en-suite.

Elevations:

Minor changes are proposed to the ground floor and second floor elevations, to reflect the above alterations.

Conclusion

The proposed changes do not alter in any way the mass of the approved building. The architectural approach and materiality of the approved scheme is also unaltered. The proposed changes are considered practical improvements that will enhance the approved buildings useability and accessibility. The proposed changes are considered to be minor in nature and scale and remain faithful to the design intent and quality of the approved scheme.

Given the minor scale and type of alteration proposed there would be no noticeable impact on neighbouring amenity.

The changes are therefore considered acceptable and non-material in nature.

RECOMMENDATION

GRANT Non-Material Amendment.

