

Officer Report

Application Number:

HGY/2026/1590

Application Type:

Non-Material Amendment

Address:

144 Greyhound Road, Tottenham, London, N17 6XN

Proposal:

Non-Material Amendment to Planning Permission Reference HGY/2025/0289 granted 29/01/2026 for the erection of a single storey rear infill extension, a dormer extension to the main rear roof slope and the change of use of the property from a single-family dwelling house (Class C3 Use) to a large 9-bedroom HMO for (sui-generis use).

Case Officer:

The amendment proposes raising the height of the existing single-storey side extension roof by 250 mm.

Valid Date:

Neil McClellan

04/06/202

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Applicant:

Mr Mark Silverman

Agent:

Mr Mark Silverman

RECOMMENDATION

Approve

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved Development

Erection of a single storey rear infill extension, a dormer extension to the main rear roof slope and the change of use of the property from a single-family dwelling house (Class C3 Use) to a large 9-bedroom HMO for (sui-generis use).

Proposed Amendments

The property to which the original permission relates has an existing small single storey flat-roofed extension to the side of the property's flank elevation facing Steele Road. The proposed amendment is to raise the height of this extension by 250mm from 2.70m to approximately 2.95m.

Site and Surroundings

The application relates to a two-storey end of terrace dwellinghouse located on the junction of Greyhound Road with Steele Road in Tottenham.

While originally designed and built as part of the terrace that it forms a part of, the application property differs significantly in size and appearance. It has a wedged shaped footprint and is almost twice the width of the others in the terrace and was built as a shop on the ground floor with residential above. It was converted to entirely residential use in 2008 (see planning history below). It does have the same deep wide 2-storey rear outrigger of the other houses in the terrace but also has a second smaller 2-storey rear projection. Historic Ordnance Survey maps of the area confirm that this was the property's original built form. It has modestly sized ground floor extensions to the side and rear.

It has a modest sized rear garden that has been entirely hard surfaced. A crossover and a metal gate provide vehicular access onto Steele Road from the rear 'garden'. Part of the original property land has been annexed off and had a single storey 1-bedroom dwelling built on it (see planning history below)

The site is within Haringey's Family Housing Protection Zone and inside the area of the borough covered by an article 4 direction removing permitted development rights for changes of use from C3 to C4.

The site has a high public transport accessibility level (PTAL) of 5. It is close to numerous bus routes running along the High Road and Greyhound Road. London Overground and mainline services run through Bruce Grove station is a 6-7-minute walk (450 metres) from the site. Turnpike Lane London Underground station is around a 15-minute walk from the site.

The amenities of the Bruce Grove District and Phillip Lane East Local shopping are close by.

The site is not in conservation area and there are no adjacent listed buildings.

Relevant Planning and Enforcement History

The property has an extensive planning history. The following are considered relevant to the current application:

HGY/2025/0289 – Planning permission granted for the erection of a single storey rear infill extension, a dormer extension to the main rear roof slope and the change of use of the property from a single-family dwelling house (Class C3 Use) to a large 9-bedroom HMO for (sui-generis use).

HGY/2024/3552 – Planning permission refused for the erection of two storey extension.

HGY/2024/3393 – Certificate of Lawfulness granted for loft conversion including a dormer on the property's rear outrigger.

HGY/2012/0516 – Planning permission granted for the erection of a new single storey 1-bedroom self-contained dwelling in part of 144 Greyhound Roads rear garden.

HGY/2008/1453 – Planning permission granted for the change of use of property from existing flat and shop to single dwellinghouse (C3).

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:

The small existing flat roofed extension to which the amendment relates has a footprint of approximately 10 sqm. It is to the side of the property facing Steele Road. There are no adjoining residential boundaries affected by the change and consequently no discernible impact on neighbouring residential amenity.

The extension will still have a flat roof design and the submitted plans indicate it will be finished in the same brick. The minor increase in height is not considered to alter the external appearance of the building to any materially significant degree.

Assessment

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

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

Conclusion:

Given the above considerations, a non-material amendment can be granted for the proposed changes to the approved scheme.

RECOMMENDATION

GRANT Non-Material Amendment.