



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1284</b>                                                                                                                                                                                                                                                                                                 |
| <b>Application Type:</b>   | <b>Non-Material Amendment</b>                                                                                                                                                                                                                                                                                        |
| <b>Address:</b>            | Land adjacent to Seven Sisters Road and St Ann's Road, London N15                                                                                                                                                                                                                                                    |
| <b>Proposal:</b>           | Non-Material Amendment to planning permission reference HGY/2024/3315 to include minor adjustment to position of Block 1, relocation of substation and electrical switch room, amendment to cantilevered balconies, changes to internal layout, facade details, an entrance canopy and additional privacy screening. |
| <b>Case Officer:</b>       | Gareth Prosser                                                                                                                                                                                                                                                                                                       |
| <b>Valid Date:</b>         | 07/05/2026                                                                                                                                                                                                                                                                                                           |
| <b>Applicant:</b>          | Mr Oscar Lovelock                                                                                                                                                                                                                                                                                                    |
| <b>Agent:</b>              | Mr Aisling Carron                                                                                                                                                                                                                                                                                                    |

## **RECOMMENDATION**

**Approve**

### **1. RECOMMENDATION**

GRANT Non-Material Amendment

### **2. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Approved development**

HGY/2024/3315- Construction of 66 new affordable homes across two new buildings of six storeys each. These include 13 x 1 bed 2 person flats, 1 x 2 bed 3 person maisonette, 27 x 2 bed 4 person flats, 1 x 3 bed 5 person maisonette and 24 x 3 bed 5 person flats.

#### **3.2 Proposed amendments**

This application seeks approval for non-material amendment following a grant of planning permission HGY/2024/3315. The proposed amendments are listed as follows:

1. Substation position swapped with electrical switch room to allow and comply with all UKPN requirements.
2. Block 1 relocated and moved 2 metres towards Block 2 to avoid clashes between building foundations and existing underground services / structures. Daylight / sunlight

assessment revised based on this move and confirmed that no adverse impact to Block 2 or existing neighbouring buildings have been created. Arboricultural impact report addendum included to confirm no impact on trees to be retained by the 2 metres shift.

3. Corner bolt-on balconies. Reduction in cantilevered length, which is offset in the other direction to maintain balcony size and area.

4. Block 1 lift lobby storage at GF level.. General storage removed to avoid potential fire risk.

5. Block 1 lift lobby caretaker facility room door. Door relocated to avoid potential fire risk.

6. Block 1 lift lobby enclosure from levels 01 to 05. Lift lobby enclosed to reduce fire spread risk at each level and ensure compliance with BS9991 2024.

7. Block 1 Curtain walling at building entrance. Solid brick wall piers have been added next to access doors to allow for panelling and services installation.

8. Block 1 external columns at GF level. Columns clad in Ibiza white brickwork to give more resistance and robustness to these elements and ground level.

9. Block 1 external columns at inset balcony corner and external walkways from level 01 to 05. Columns clad with metal panels, RAL 9001, not to impact visually on elevation design and to match any other metalwork element present in the building.

10. Brick bonding (both buildings). Vertical soldier brick bond to allow continuous masonry support angles and cavity trays.

11. Brick bonding (both buildings). Vertical stretcher bond with alternating 20mm projecting brick course (corduroy brick detail). Extent of corduroy brick detail on elevation across both buildings has been reduced due to brick supporting difficulties at window jamb locations.

12. Block 1 roof bridge. Blocks connected to create BS9991 lobby. Bridge has become a joined roof.

13. Roof AOVs (both buildings). AOVs for BS9991 compliance added to each stair core for smoke ventilation.

14. Block 2 M4(3) unit GF level access. Block 2 M4(3) unit GF level access.

15. Block 1 M4(2) unit GF level access. 1135mmWx600mmD canopy above door entrance added to comply with regulations.

16. Block 1 Privacy screens to external walkways. Privacy screens added to the external walkways side elevations on GL 1-10.

### **The current wording of Condition 2 (Approved Plans and Documents) reads:**

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: SFM form\_1\_cil\_additional\_information 250127, 21014-Z-XXX-DR-AVA-AR-030000-Location Plan-002, 21014-Z-XXX-DR-AVA-AR-030001-Existing Site Plan-002, 21014-Z-XXX-DR-AVA-AR-030002-Proposed Site Plan-002, 21014-Z-L00-DR-AVA-AR-031000-General Arrangement Plan - Level 00 - Ground Floor-002, 21014-Z-L01-DR-AVA-AR-031001-General Arrangement Plan - Level 01 - First Floor-002, 21014-Z-L02-DR-AVA-AR-031002-General Arrangement Plan - Level 02 - Second Floor-002, 21014-Z-L03-DR-AVA-AR-031003-General Arrangement Plan - Level 03 - Third Floor-002, 21014-Z-L04-DR-AVA-AR-031004-General Arrangement Plan - Level 04 - Fourth Floor-002, 21014-Z-L05-DR-AVA-AR-031005-General Arrangement Plan - Level 05 - Fifth Floor-002, 21014-Z-L06-DR-AVA-AR-031006-General Arrangement Plan - Level 06 - Roof-002, 21014-Z-ZZZ-DR-AVA-AR-030003-Existing Site Sections - Sheet 1-002, 21014-Z-ZZZ-DR-AVA-AR-030004-Existing Site Sections - Sheet 2-002, 21014-Z-ZZZ-DR-AVA-AR-030005-Existing Site Sections - Sheet 3-002, 21014-Z-ZZZ-DR-AVA-AR-030006-Existing Site Sections - Sheet 4-002, 21014-Z-ZZZ-DR-AVA-AR-030007-

Existing Site Sections - Sheet 5-002, 21014-Z-ZZZ-DR-AVA-AR-032010-Proposed Site Sections - Sheet 1-002, 21014-Z-ZZZ-DR-AVA-AR-032011-Proposed Site Sections - Sheet 2-002, 21014-Z-ZZZ-DR-AVA-AR-032012-Proposed Site Sections - Sheet 3-002, 21014-Z-ZZZ-DR-AVA-AR-032013-Proposed Site Sections - Sheet 4-002, 21014-Z-ZZZ-DR-AVA-AR-032014-Proposed Site Sections - Sheet 5-002, 21014-BL01-XXX-DR-AVA-AR-033000-Block 01 North-West & South-East Elevations-002, 21014-BL01-XXX-DR-AVA-AR-033001-Block 01 North-East & South-West Elevations-002, 21014-BL01-ZZZ-DR-AVA-AR-032000-Block 01 Sections - Sheet 1 of 2-002, 21014-BL01-ZZZ-DR-AVA-AR-032001-Block 01 Sections - Sheet 2 of 2-002, 21014-BL02-XXX-DR-AVA-AR-033002-Block 02 North-East & South-West Elevations-002, 21014-BL02-XXX-DR-AVA-AR-033003-Block 02 North-West & South-East Elevations-002, 21014-BL02-ZZZ-DR-AVA-AR-032002-Block 02 Sections-002,, 5447-OOB-ZZ-00-D-L-000001-P08, 5447-OOB-ZZ-00-D-L-000010-P05, 5447-OOB-ZZ-00-D-L-000030-P04, 5447-OOB-ZZ-00-D-L-000040-P04, 5447-OOB-ZZ-00-D-L-000070-P02, The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool-SFME BNG v3

- Energy Strategy Revision 02 prepared by calfordseaden (dated 14 Oct 2024);
- Summer Overheating Report Revision 03 prepared by calfordseaden (dated 14 Oct 2024);
- Sustainability Statement Revision 04 prepared by calfordseaden (dated 28 Nov 2024);
- Whole Life Cycle Carbon Analysis Revision 03 prepared by calfordseaden (dated 28 Nov 2024); and
- Biodiversity Net Gain Assessment prepared by ecus ltd (dated Sep 2024).

Reason: In order to avoid doubt and in the interests of good planning.

This application seeks to amend the wording of **Condition 2** (Approved Plans and Documents) to include the following drawings:

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

#### Drawings

SFM-DAR-XX-XX-DR-AR-0101\_Site Location Plan SFM-DAR-B1-00-DR-A-0200\_Block 1 Proposed 00 Floor GA Plan SFM-DAR-B1-01-DR-A-0201\_Block 1 Proposed 01 Floor GA Plan SFM-DAR-B1-02-DR-A-0202\_Block 1 Proposed 02 Floor GA Plan SFM-DAR-B1-03-DR-A-0203\_Block 1 Proposed 03 Floor GA Plan SFM-DAR-B1-04-DR-A-0204\_Block 1 Proposed 04 Floor GA Plan SFM-DAR-B1-05-DR-A-0205\_Block 1 Proposed 05 Floor GA Plan SFM-DAR-B1-06-DR-A-0206\_Block 1 Proposed 06 Floor GA Plan SFM-DAR-B2-00-DR-A-0207\_Block 2 Proposed 00 Floor GA Plan SFM-DAR-B2-01-DR-A-0208\_Block 2 Proposed 01 Floor GA Plan SFM-DAR-B2-02-DR-A-0209\_Block 2 Proposed 02 Floor GA Plan SFM-DAR-B2-03-DR-A-0210\_Block 2 Proposed 03 Floor GA Plan SFM-DAR-B2-04-DR-A-0211\_Block 2 Proposed 04 Floor GA Plan SFM-DAR-B2-05-DR-A-0212\_Block 2 Proposed 05 Floor GA Plan SFM-DAR-B2-06-DR-A-0213\_Block 2 Proposed 06 Floor GA Plan SFM-DAR-XX-XX-DR-A-0400 SFM-DAR-XX-XX-DR-A-0401 SFM-DAR-XX-XX-DR-A-0402 SFM-DAR-XX-XX-DR-A-0403

Energy Strategy Revision 02 prepared by calfordseaden (dated 14 Oct 2024);

- Summer Overheating Report Revision 03 prepared by calfordseaden (dated 14 Oct 2024);
- Sustainability Statement Revision 04 prepared by calfordseaden (dated 28 Nov 2024);
- Whole Life Cycle Carbon Analysis Revision 03 prepared by calfordseaden (dated 28 Nov 2024); and
- Biodiversity Net Gain Assessment prepared by ecus ltd (dated Sep 2024).

Reason: In order to avoid doubt and in the interests of good planning.

### 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 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.

#### **Design**

The most significant proposed change is the relocation of Block 1 which, within the approved design is too close to existing underground services/structures and not possible to build within an area around it of 3 metres. Block 1 is proposed to be relocated and moved 2 metres towards Block 2 to avoid clashes between building foundations and existing underground services/structures. The 2 metres re-siting of Block 1 does not materially impact on the overall layout of the development and would remain an appropriate positioning on the site and is therefore considered acceptable and a non material change to the extant consent.

In addition, the list of the proposal changes above including changes to amendments to the brickwork, an entrance canopy, changes to corner balconies, reducing cantilevered

length (which is offset accordingly in the other direction to maintain balcony size and area). Other changes are introduced, largely to meet current building and fire regulations and include minor changes to internal layouts.

Officers have considered the list of changes and considered the proposals to be non-material having no significant impact on the character and appearance of the approved design. Each change has been assessed by the Council's Design Officer who raises no objections.

#### Amenity

The original Daylight / Sunlight assessment has been revised based on the proposed re-siting of block 1 and confirms that no adverse impact to Block 2 or existing neighbouring buildings have been created. In consultation with officers, the applicant has amended the proposal to include privacy screens to the external walkways side elevations to further ensure any overlooking to existing properties is not significant. As such, the amended proposal is considered acceptable and would not result in any significant, additional impacts on the amenity of future occupiers of Block 2 or existing neighbouring residents of surrounding properties.

#### Trees

An Arboricultural Impact Report addendum has been submitted to confirm no impact on trees to be retained (as per planning approved).

As such, officers consider the proposed changes to be non-material and acceptable in terms of the overall design and the impact of the proposal on the amenity of neighbouring properties.

On this basis, it is considered that a non-material amendment can be granted.

## 4. RECOMMENDATION

### GRANT Non-Material Amendment

Condition 2 (Approved Plans and Documents) of planning permission reference HGY/2024/3315 shall now include the following additional plans:

#### Drawings

SFM-DAR-XX-XX-DR-AR-0101\_Site Location Plan SFM-DAR-B1-00-DR-A-0200\_Block 1 Proposed 00 Floor GA Plan SFM-DAR-B1-01-DR-A-0201\_Block 1 Proposed 01 Floor GA Plan SFM-DAR-B1-02-DR-A-0202\_Block 1 Proposed 02 Floor GA Plan SFM-DAR-B1-03-DR-A-0203\_Block 1 Proposed 03 Floor GA Plan SFM-DAR-B1-04-DR-A-0204\_Block 1 Proposed 04 Floor GA Plan SFM-DAR-B1-05-DR-A-0205\_Block 1 Proposed 05 Floor GA Plan SFM-DAR-B1-06-DR-A-0206\_Block 1 Proposed 06 Floor GA Plan SFM-DAR-B2-00-DR-A-0207\_Block 2 Proposed 00 Floor GA Plan SFM-DAR-B2-01-DR-A-0208\_Block 2 Proposed 01 Floor GA Plan SFM-DAR-B2-02-DR-A-0209\_Block 2 Proposed 02 Floor GA Plan SFM-DAR-B2-03-DR-A-0210\_Block 2 Proposed 03 Floor GA Plan SFM-DAR-B2-04-DR-A-0211\_Block 2 Proposed 04 Floor GA Plan SFM-DAR-B2-05-DR-A-0212\_Block 2 Proposed 05 Floor GA Plan SFM-DAR-B2-06-DR-A-0213\_Block 2 Proposed 06 Floor GA

Plan SFM-DAR-XX-XX-DR-A-0400 SFM-DAR-XX-XX-DR-A-0401 SFM-DAR-XX-XX-DR-A-0402 SFM-DAR-XX-XX-DR-A-0403

**Informatives:**

Condition 2 of the extant planning permission HGY/2024/3315 will now include to following:

SFM-DAR-XX-XX-DR-AR-0101\_Site Location Plan SFM-DAR-B1-00-DR-A-0200\_Block 1 Proposed 00 Floor GA Plan SFM-DAR-B1-01-DR-A-0201\_Block 1 Proposed 01 Floor GA Plan SFM-DAR-B1-02-DR-A-0202\_Block 1 Proposed 02 Floor GA Plan SFM-DAR-B1-03-DR-A-0203\_Block 1 Proposed 03 Floor GA Plan SFM-DAR-B1-04-DR-A-0204\_Block 1 Proposed 04 Floor GA Plan SFM-DAR-B1-05-DR-A-0205\_Block 1 Proposed 05 Floor GA Plan SFM-DAR-B1-06-DR-A-0206\_Block 1 Proposed 06 Floor GA Plan SFM-DAR-B2-00-DR-A-0207\_Block 2 Proposed 00 Floor GA Plan SFM-DAR-B2-01-DR-A-0208\_Block 2 Proposed 01 Floor GA Plan SFM-DAR-B2-02-DR-A-0209\_Block 2 Proposed 02 Floor GA Plan SFM-DAR-B2-03-DR-A-0210\_Block 2 Proposed 03 Floor GA Plan SFM-DAR-B2-04-DR-A-0211\_Block 2 Proposed 04 Floor GA Plan SFM-DAR-B2-05-DR-A-0212\_Block 2 Proposed 05 Floor GA Plan SFM-DAR-B2-06-DR-A-0213\_Block 2 Proposed 06 Floor GA Plan SFM-DAR-XX-XX-DR-A-0400 SFM-DAR-XX-XX-DR-A-0401 SFM-DAR-XX-XX-DR-A-0402 SFM-DAR-XX-XX-DR-A-0403

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