

Officer Report

Application Number:	HGY/2023/2944
Application Type:	Non-Material Amendment
Address:	Land adjoining Remington Road and Pulford Road, London, N15
Proposal:	Non-Material Amendment to planning permission ref. HGY/2021/2882 granted on 9th June 2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities; for the reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.
Case Officer:	Daniel Boama
Valid Date:	31/10/2023
Applicant:	3
Agent:	Miss Amy Caul

RECOMMENDATION

Approve

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The site lies in the north-west corner of an existing Council estate between Remington Road and Pulford Road and a railway line which forms an embankment along its northern boundary. The surrounding area is urban and predominantly residential in character comprising a wide range of traditional and contemporary post-war residential development.

HGY/2021/2882 | GTD 09/6/2022 Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

This is a non-material amendment to a previously approved scheme under reference HGY/2021/2882. To amend the development description of development to the following:

Redevelopment of site including demolition of garages to provide 46 new homes for Social Rent and/or London Affordable Rent (Use Class C3), comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

All other aspects of previously approved application remain unchanged with regard to the number of homes provided and design, footprint, scale and bulk of the approved building.

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 nonmaterial 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 NPPF 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.

The proposed amendment does not involve any alterations to the approved design of the development. This change will not result in any material increase in height, scale, width, or depth of a building; it would allow the Council to have the flexibility to amend the tenure from social rent to social rent and/or London Affordable Rent through a subsequent S73 application. It would not adversely affect the character or appearance of the development or erode the quality of that which was originally approved.

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

GRANT PERMISSION FOR NON-MATERIAL AMENDMENT