

Officer Report

Application Number:	HGY/2023/2870
Application Type:	Non-Material Amendment
Address:	13 Buckingham Road, Wood Green, London, N22 7SR
Proposal:	Non-Material Amendment to planning permission HGY/2018/2261 to change the guarding to the roof terrace from solid metal planters with railings to solid brickwork to match existing.
Case Officer:	Cameron Sturges
Valid Date:	24/10/2023
Applicant:	3
Agent:	David Lyndon

RECOMMENDATION

Approve

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

2.1 HGY/2018/2261 - The removal of an existing rear lean-to extension; the erection of a single storey side extension; the creation of a terrace over existing garage with associated metal balustrade, railings and staircase; the rebuilding of west garden fence; and repairs to west elevation brickwork.

Proposed amendments

2.2 The applicant has applied for a non-material amendment to application HGY/2018/2261 to change the guarding to the roof terrace from solid metal planters with railings to solid brickwork to match existing.

Site and surrounds

2.3 The subject site is a three-storey detached dwelling which has an original two storey rear outrigger and single storey side garage. The property is located on the corner of Buckingham Road and Bridge Road. The surrounding area is predominantly residential, and is made up of similar detached, semi-detached and terraced dwellings. The property is located within the Wood Green Common Conservation Area.

3. CONSULTATION RESPONSE

3.1 The following were consulted for the NMA:

LBH Conservation – No comments received.

4. ANALYSIS/ASSESSMENT

4.1 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.

4.2 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.

4.3 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.

4.4 The Officer report from the approved scheme HGY/2018/2261 stated that the “proposed roof terrace will be largely obscured by the presence of street trees and trees located in the vegetated strip of land adjacent the property. In addition, the inclusion of vegetated planter boxes will assist in minimising the impact of the balustrade and railings”. The proposed removal of the metal railings and replacement with brick to match the existing would also experience such impacts. The wall height will slightly increase as a result of the additional brick, however, not to the extent that would result in any excessive bulk or scale.

4.5 The proposed amendment is considered minor, acceptable and would not have any significant material impact of the external appearance of the building or the Conservation Area. Additionally, the proposal would not have any adverse impact on the amenities of the adjoining occupiers, given its siting at the junction with Bridge Road. The proposal is considered a non-material amendment and this application is therefore recommended for approval.

4.6 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021.

5. RECOMMENDATION

GRANT Non-Material amendment