



Officer Report

Application Number:	HGY/2023/2924
Application Type:	Non-Material Amendment
Address:	Flat B, 318 Mount Pleasant Road, Tottenham, London, N17 6HA
Proposal:	Non-Material Amendment to approved planning reference HGY/2022/3989 to allow the repositioning of the bathroom/WC to Flat B.
Case Officer:	Sarah Madondo
Valid Date:	30/10/2023
Applicant:	Mr Y Levy
Agent:	

RECOMMENDATION

Approve

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved Development

HGY/2022/3989: Conversion of the existing first floor flat in to two separate self-contained flats including the conversion of the loft, a dormer extension to the rear and the insertion of three roof lights to the front. (re-submission of the existing planning permission HGY/2020/3050).

Site and Surroundings

The application site is a mid-terraced property located on the eastern side of Mount Pleasant Road. The building has been converted into two residential flats. The street and surrounding area is largely residential in character.

Proposed Amendments

Non-Material Amendment to approved planning reference HGY/2022/3989 to allow the repositioning of the bathroom/WC to Flat B

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[1]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.

The proposed amendments would comprise of minor amendments to the approved planning permission HGY/2022/3989. The repositioning of the toilet internally is considered to be minor amendments not requiring planning permission, therefore acceptable as would not have any impact on the amenities of the neighbouring properties.

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