

Officer Report

Application Number:	HGY/2023/1567
Application Type:	Non-Material Amendment
Address:	639 High Road N17 8AA
Proposal:	Non-material amendment following a grant of planning permission ref. HGY/2021/2202 for Internal and external refurbishment of Grade II listed property; namely for a rationalisation and reduction of MEP services with addition of safety railings to rear roof, changes to internal seating, internal double doors and lighting.
Case Officer:	Emily Whittredge
Valid Date:	14/06/2023
Applicant:	3
Agent:	Mr Elad Levy Studio Freehaus

RECOMMENDATION

Approve

RECOMMENDATION

GRANT Non-Material Amendment

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

HGY/2021/2202: Internal refurbishment of Grade II listed property including internal reconfiguration to the key public-facing spaces at ground level, improved provisions for building occupants (encompassing ancillary provisions such as showers/lockers and improvements to security and access for all), adaptations to the northern elevation to facilitate access to an external events area, with level access to a new Community Cafe facility with delivery access to the rear.

Proposed amendments

It is proposed to make minor changes to the approved development including a rationalisation and reduction of MEP services, the addition of safety railings to rear roof for the purpose of maintaining the MEP, changes to internal seating, internal double doors and lighting.

Site and surrounds

The subject site is a landmark Grade II Listed building on the corner of Tottenham High Road and Lordship Lane. The neo-Jacobean building has two storeys and an attic storey with an octagonal corner turret and is constructed of red brick with stone and terracotta details. The site falls within the North Tottenham Conservation Area.

The building is in mixed use occupation including business (B1 use class), café (A3 use class) A1 shop 'concession unit' within it and two D1 units comprising training space at ground level.

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.

These amendments are being proposed to rationalise and reduce the approved MEP services, along with the addition of collapsible safety railings to the rear roof, amendments to the internal seating, internal double doors and lighting.

The proposed ducted air supply and extract is now limited to the new seminar room at the ground floor level. This removes the need for air handling plant previously set within the car park area. A reduction of internal ducting and penetrations along the spine corridor. Seminar ductworks now exits the building via an existing rooflight above the creche R/0/32 and condenser pipework via R/0/34. See drawing 178-3601 Rev.K, STS0638-M01D and STS0638- M02A.

The reduction and rationalisation of MEP services introduces the need for a key clamp safety corral around the adopted rooflight above the existing Creche for infrequent maintenance and filter changes. Following discussions with the conservation officer, the safety railings will be collapsible and therefore would lie flat except during maintenance. (Drawing 178-4420 RevB, STS0638-M01D and STS0638-M02A). Additional fixed key clamp railings are proposed around external units behind railings previously approved, which would largely be concealed from external views. The proposed additional safety railings would therefore not materially affect the external appearance of the property.

Due to budgeting and the need for comprehensive fire certification, the proposal seeks to replace the glazed double doors DG 08 with painted timber double doors with vision panels (drawing 178-3600 Rev.W and 178–4250 Rev.D). This will more closely match the existing escape door leading

on to the corridor from the café area adjacent to the proposed café counter DG 16. This amendment represents a minor change that would not materially affect the proposal.

Revisions to proposed lighting; largely, fixings into the existing ceilings have been reduced. Small pendant lights above seating areas would be supported off a gantry fixed back to the seating itself. Reading lights within the large street windows are now affixed to the desk. Trunking and distribution where possible now proposed above the floor and through the furniture bases where possible with minimal fishing through the existing floor itself but where necessary to prevent trip hazards or unsightly wall-mounted conduits (drawing 178-3650 Rev.M / 178-4100 Rev.K / 178-4110 Rev.J / 178-4250 Rev.D). These changes are considered non-material to the proposal.

Adaptations to fixed and loose furniture, without the use of new fixings to the building's fabric, would not introduce additional planning considerations.

The statement refers to amended signage shown on drawing 178-4405 Rev.F, however, this drawings has not been included; furthermore, amended signage is currently under consideration under separate applications.

It is considered that a non-material amendment can be granted for the proposed works.

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