

Officer Report

Application Number:

HGY/2024/0345

Application Type:

Non-Material Amendment

Address:

Land Opposite 1-24, Remington Road, Tottenham, London

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. 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; namely for amendments to internal layout of homes.

Case Officer:

Tania Skelli

Valid Date:

09/02/202

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Applicant:

Butcher

Agent:

Mr Colin Butcher

RECOMMENDATION

Approve

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 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. It sits in the Seven Sisters ward.

3.2 The surrounding area is urban and predominantly residential in character comprising a wide range of traditional and contemporary post-war residential development. Immediately opposite the site to the south on Remington Road and Pulford Road, sit substantial 5 and

6-storey linear flatted Council blocks and 2-storey Council terraced housing. To the west lies further Council accommodation in 3 and 4-storey linear buildings whilst adjoining the site along its eastern boundary are traditional 3-storey period terraces fronting Seven Sisters Road with commercial ground-floor uses.

3.3 The wider area accommodates a variety of property types/uses, sizes and architectural styles. These include other Council owned residential buildings forming part of the Tiverton Estate and across the railway to the north, around Suffolk Road and Kerswell Close, and further traditional Victorian and Edwardian properties along Seven Sisters Road and surrounding streets. The scale and height of development varies more significantly further afield with buildings such as Eckington on Pulford Road to the south rising to 10-storeys and others on the Sir Frederick Messer Estate to the east, across Seven Sisters Road reaching 8 and 17-storeys.

3.4 The planning history of the site has been taken into account when coming to this decision.

HGY/2021/2882 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.

3.5 The site has now been redeveloped and nearing completion, in accordance with the above approved application.

3.6 This is non-material amendment to previously approved scheme under reference HGY/2021/2882. The proposed amendments are as follows:

- To amend the internal layout of homes of the approved development.

3.7 All other aspects of previously approved application remain unchanged with regard to the number of homes provided, access, tenure and other provisions.

3.8 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.

3.9 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.

3.10 The proposed non-material amendments have all been explained and justified in the submitted drawings and associated documentation. There are minor alterations to most of the units, but only three have a reduction in floorspace below the standards, 3 x 1b-2p units. These are in the townhouses (east and one unit in the main block (east end side).

3.11 The amendments result from structural integrity, MEP (mechanical, electric and plumbing) system efficiency, fire safety compliance, and security considerations. Each change was carefully considered to ensure it would enhance the development's overall quality, safety, and livability. The amendments will improve the proposals' buildability and functionality in the long-term, without compromising the standards and requirements to ensure that the homes can be delivered as accessible (in accordance with part M of building regs) if so required. The application is therefore considered acceptable.

3.12 Proposal would not have any adverse impact on the amenities of the adjoining occupiers. The proposal is considered a non-material amendment and this application is therefore recommended for approval.

3.13 The proposed development is in general accordance with Policies DM1, DM2 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

3.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION FOR NON MATERIAL AMENDMENT