

Officer Report

Application Number:	HGY/2023/0275
Application Type:	Removal/variation of conditions
Address:	Wolves Lane Nursery, Wolves Lane, Wood Green, London
Proposal:	Non-Material Amendment of planning application ref: HGY/2021/1474 (Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on site cycle parking and car parking (4no.) for staff.) for a number of minor changes to landscaping/drainage, signage, structures and design. (AMENDED)
Case Officer:	Gareth Prosser
Valid Date:	27/01/2023
Applicant:	3
Agent:	Yvonne Field Mr Mandip Sahota

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPLICATION DETAILS

Reference No: HGY/2023/0275

Address: Wolves Lane Nursery, Wolves Lane, Wood Green, London

Proposal: Non-Material Amendment of planning application ref: HGY/2021/1474 (Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on site cycle parking and car parking (4no.) for staff.) for a number of minor changes to landscaping/drainage, signage, structures and design. (AMENDED)

Officer contact: Gareth Prosser

RECOMMENDATION

GRANT Non-Material Amendment

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on site cycle parking and car parking (4no.) for staff.

Proposed amendments

Minor changes to the appearance of the window frames to match more closely the appearance of the existing.

Site and surrounds

Wolves Lane Horticultural Centre is located in the suburban district of Wood Green. It is the home to a number of established grass-roots community-led and socially driven organisations involved in food growing for sustainability and social-change. The site is open to the public and has become a well-loved focal point for the community offering an important space for engaging with food growing, getting your hands dirty and community based events. The site is importantly distinct in character from other forms of open green space in the area.

The site is bordered by a playing field to the east, a cemetery to the south and west and residential terrace housing to the north. The site is in close proximity to three local schools.

The site is not located within any Conservation Area and there are no Listed Buildings on the site. However, St. Thomas Moore Catholic School buildings adjacent are Locally Listed

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.

Proposed Changes:

1. Under the extant consent, it was sought to implement the development in a single phase. Under this NMA, it is sought to implement the development in a series of phases (phases A-E). See page 5 of the enclosed MMAR.

Phases A, B, and C: Improved replacement facilities for existing not fit for purpose spaces. All phases include sufficient landscaping to allow for off-grid drainage from the buildings proposed during the phase.

Phase A: Indoor and outdoor gathering spaces for members and the public (Indoor gathering currently taking place mainly in the existing uninsulated glasshouses)

Phase B: Replacement building for existing Classroom, offices and member's amenities and a dedicated work yard with better separation from the publicly accessible spaces. Phase C: Replacement building for existing barn and workshop with less energy intense cold store. (The existing barn has asbestos in the roof)

Phases D & E: Up-scaling of operations and improved site signage.

Phase D: Building D including additional classrooms, offices, storage and other amenity spaces as per the original planning application.

Phase E: Improved main visitor's entrance, improved site signage, and access route.

2. It is sought to remove the approved loggia next to building D, to allow for the retention of the existing water tank for rainwater harvesting. There are no further changes to the roof plan or first floor plan of the development.

3. Building A is sought to be shifted west by 1m to reduce impact of the embankment on its foundations.

4. A gate for cars and pedestrians is added to the north of building B to define a safe line between the public access and user's only areas.

5. The location of car parking bays is slightly adjusted to allow for a more central location of the composting area between existing and proposed buildings.

6. Bicycle parking is re-located into the existing greenhouse for secure and covered parking.

7. Landscape features are upgraded to contribute to rainwater harvesting, water cleaning and on-site water filtration as much as possible. Landscape arrangement is updated to reflect updated desire lines informed by additional engagement with stakeholders during landscape design development.

The proposed amendments have been reviewed by LBH Design Officer, LBH Transport officer, LBH Senior Arboricultural Officer and LBH Climate Change Manager. All the proposed changes are considered minor, acceptable and are supported. Therefore there is no significant change from the previous permission.

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

5. RECOMMENDATION

GRANT Non-Material Amendment