



Officer Report

Application Number:

HGY/2024/0747

Application Type:

Non-Material Amendment

Address:

11 View Road, Hornsey, London, N6 4DJ

Proposal:

Non-material amendment sought for amendments to planning permission HGY/2023/0441 (Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof). Proposed changes:

- Internal layout amendments
- Minor external amendments to the detail of areas of brickwork, roof eaves, tile sidings, rooflights & glazing
- Addition of 1 nr flat rooflight behind a flat roof parapet
- A reduction in height of a single storey side elevation parapet.

Case Officer:

Roland Sheldon

Valid Date:

20/03/2024

Applicant:

Flutter

Agent:

Other Louis Scott

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

This is an application for a Non-Material Amendment to planning reference HGY/2023/0441 (Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof).

Proposed changes

- Internal layout amendments
- Minor external amendments to the detail of areas of brickwork, roof eaves, tile sidings, rooflights & glazing
- Addition of 1 nr flat rooflight behind a flat roof parapet
- A reduction in height of a single storey side elevation parapet.

2. ANALYSIS/ASSESSMENT

Legal/ policy context

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.

1 letter of objection was received from the Highgate CAAC outlining the following issues:

- Objection to the minor alterations to the areas of brickwork. The brick arches should be consistent. A brick arch with springers each side and curved is the preferred design approach.

Application/site history

11 and 11A View Road, N6 4DJ

HGY/2023/0441: Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof – Approve 31/07/2023

HGY/2023/2344: Non-Material Amendment to planning application HGY/2023/0441 for amendments to approved drawings – Approve 26/09/2023

11 View Road, N6 4DJ

HGY/2024/0483: Details pursuant to condition 3 (detailed windows & doors drawings, and details of down pipes, rainwater/foul pipes & vents) of planning permission HGY/2023/0441 – pending decision

HGY/2024/0920: Demolition of existing kerbside boundary wall. Erection of new boundary wall & gates, with associated landscaping – pending decision

Planning Consideration

The primary consideration arising from this application is whether the amendments to the original scheme are non-material or whether a fresh planning application is required. As such, it is pertinent to assess this application against planning permission reference:

HGY/2023/0441:

Planning permission was granted for demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof.

There are a number of external and internal alterations proposed, summarised as follows:

External alterations

(elevations as indicated on submitted plans)

South elevation:

- Slight alteration to position of full-length ground floor windows
- Change to design of windows, including adding fanlights to upper floor windows.
- Use of alternating decorative bands of tile sidings (standards and decorative)
- Inset corners added to chimney stack
- Chimney coping course and pots amended
- Lowering of ground floor parapet

North-east elevation:

- Porch window opening enlarged with flat gauge arch added above
- Brick detail between ground and first floor raised slightly
- Use of alternating decorative bands of tile sidings (standard tiles and decorative)
- Inset corners added to chimney stack
- Chimney coping course and pots amended
- Dormer roof and wall thickened

Rear elevation:

- Use of alternating decorative bands of tile sidings (standard tiles and decorative)
- Central and left first floor window raised slightly to align with others
- Reduction in height of rear dormer

Front elevation:

- Alteration to bay window design, with corner posts and bay overhang reduced
- Slight amendment to front door width
- Brick detail raised slightly between ground and first floor
- Use of alternating decorative bands of tile sidings (standard tiles and decorative)
- Fanlights added to first floor windows
- Dormer roof and walls thickened

Internal alterations

Ground floor plan:

- Minor amendments to layout

First floor plan:

- Stair layout amended
- Slight changes to add storage areas

Second floor plan:

- Slight change to stair layout

Assessment/Discussion

The proposed amendments have been reviewed by the Heritage Officer following the submission of amended plans, which reinstated the arch brickwork above windows, clarified issues with the alternating tile banding, and reinstated the bargeboard eaves details. The Heritage Officer finds the revised details acceptable.

Whilst a large number of external alterations are proposed, they are small alterations that do not fundamentally alter the overall quality of design and appearance of the originally approved dwelling. The proposed alterations could be considered to be non-material in nature, and the development would still achieve preservation of the character and appearance of the Highgate Conservation Area.

The internal alterations are non-material in nature. A satisfactory standard of accommodation for future occupants would be achieved following the proposed amendments.

On this basis, the non-material amendments can be approved.

4. RECOMMENDATION

GRANT Non-Material Amendment.