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Date	24 April 2015
Our ref	13709/02/SSL/BH/8833152v1
Your ref	HGY/2014/1945
Portal refs	PP-04069162 & PP-04068872

FAO: Valerie Okeiyi / Matthew Gunning

Dear Sir / Madam

LB Haringey: 42 Hampstead Lane, London, N6 4LL

Section 96a applications (x2) for non-material amendments to planning permission dated 27 October 2014 (LBH Ref: HGY/2014/1945)

On behalf of the owner of 42 Hampstead Lane, Mr Hasan Golshirazi, Nathaniel Lichfield & Partners (NLP) is submitting two x applications under S96a of the Town and Country Planning Act 1990 for non-material amendments to the householder planning permission granted by the Council on 27 October 2014 (ref: HGY/2014/1945).

Background

On 27 October 2014, the Council granted conditional full planning permission (FPP) (householder) for *"Partial demolition, extension and renovation of the existing dwelling house"* (ref: HGY/2014/1945). The permitted scheme included demolition of the existing dwelling house except for the front and side facades and parts of the roof (front and sides including chimneys); and rebuilding and renovating the dwelling with extensions at the rear and basement level.

It is now necessary to submit applications under S96a of the 1990 Act for non-material amendments to the planning permission for the following reasons:

1 To add a condition listing the approved plans and drawings in order to facilitate the use of S73 (at a later date) to make minor material amendments to the approved scheme.

2 To enable removal and rebuilding of flank walls, roof and chimneys.

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Application 1: Section 96a application: addition of condition listing approved plans and drawings

The application has been submitted via the Planning Portal (ref: PP-04069162) and comprises:

1 Completed Non-Material Amendment application form;

2 Covering letter (this letter); and

3 Site Location Plan ref: HPL-001 rev P1 and Block Plan ref: HPL-001 rev P1

A cheque for £28 made payable to London Borough of Haringey has been sent to you under separate cover.

The application seeks to make a non-material amendment to the planning permission for 42 Hampstead Lane by adding a condition listing the approved plans. The reason for this is to enable the applicant to facilitate the use of S73 (at a later date) to make minor material amendments to the approved scheme during implementation. The inclusion of a condition identifying the approved plan and drawing numbers is considered best practice and is recommended by the national Planning Practice Guidance (paragraph 022: reference ID: 21a-022-20140306).

The condition list of approved plans and drawings should correspond with the list below.

Application 2: Section 96a application: additional partial demolition and rebuilding of dwelling house

The application has been submitted via the Planning Portal (ref: PP-04068872) and comprises:

1 Completed Non-Material Amendment application form;

2 Covering letter (this letter);

3 Site Location Plan ref: HPL-001 rev P1 and Block Plan ref: HPL-001 rev P1;

4 Heritage Appraisal report prepared by KM Heritage; and

5 Substitute amended plans, sections and elevations as highlighted in red and listed below:

Drawing Title	Drawing Number	Revision Number	Scale @ A3
Proposed			
Site Location Plan	HPL-001	P1	1:1250
Proposed Site Plan (Block Plan)	HPL-002	P1	1:500
Proposed Level - 2	HPL-080	P1	1:100
Proposed Level - 1	HPL-090	P1	1:100
Proposed Ground Floor	HPL-100	~~P1~~ P2	1:100
Proposed First Floor	HPL-110	~~P1~~ P2	1:100
Proposed Second Floor	HPL-120	~~P1~~ P2	1:100

Proposed Roof Plan	HPL-130	~~P1~~ P2	1:100
Proposed Sections	HPL-200	~~P1~~ P2	1:200
Street Elevation	HPL-300	P1	1:200
Proposed Elevations	HPL-310	~~P1~~ P2	1:200
Proposed Elevations	HPL-320	~~P1~~ P2	1:200
Existing			
Existing Ground Floor	HPL-400	P1	1:100
Existing First Floor	HPL-410	P1	1:100
Existing Second Floor	HPL-420	P1	1:100
Existing Roof	HPL-430	P1	1:100
Existing Lower Ground Floor	HPL-440	P1	1:100
Existing Elevations	HPL-450	P1	1:200
Existing Elevations	HPL-460	P1	1:200
Existing Sections	HPL-470	P1	1:200
Demolition Plans			
Ground Floor Demolition Plan	HPL-500	~~P1~~ P2	1:100
First Floor Demolition Plan	HPL-501	~~P1~~ P2	1:100
Second Floor Demolition Plan	HPL-502	~~P1~~ P2	1:100
Roof Demolition Plan	HPL-503	~~P1~~ P2	1:100
Demolition Sections	HPL-504	~~P1~~ P2	1:200
Demolition Elevations	HPL-505	~~P1~~ P2	1:200
Demolition Elevations	HPL-506	~~P1~~ P2	1:200
Landscaping			
Garden masterplan	1977-SK-01	-	1:200

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The Non-Material Amendment

The minor, non-material amendment to the approved scheme comprises additional works of demolition to flank walls, front and side roof slopes and chimneys, all of which would be rebuilt to match existing.

These changes are a non-material amendment to the existing FPP which should be regularised under S96a based on:

1 There is no change to the permitted use as a single dwelling house or any change to the FPP description of development, and all of the conditions imposed remain relevant.

2 There is no change to the footprint of the permitted building or its external envelope (ie. height and massing).

3 There is no change to the footprint or depth of the basement. It is not necessary to update the scheme Basement Impact Assessment.

4 There is no change to the layout of residential accommodation within the permitted building.

5 There is no change to the design of the building / external appearance / facing materials. It is not necessary to update the scheme Design and Access Statement.

6 The flank walls, roof slopes and chimneys would be rebuilt to match existing. Prior to demolition, they would be documented in scale drawings and photographs to enable this.

7 The side walls, roof slopes and chimneys would be carefully taken down by hand in order that, as far as practicable, the bricks and tiles could be salvaged and reused. Any additional materials that are required to rebuild the structures would be carefully sourced to match existing. The scheme Heritage Appraisal has been updated and concludes that the additional demolition and rebuilding work would have no adverse impact on the building and that the proposals would continue to preserve and enhance the character and appearance of the conservation area.

8 There would be an improvement to the building's sustainability credentials as a result of replacing the roof and walls; however, it is not necessary to update the scheme Sustainability Report.

9 The scheme Outline Construction Management Plan assumed that the building would be demolished except for the front façade and, therefore, does not need to be updated.

10 There are no impacts on trees and the scheme Arboricultural Impact Report and Method Statement do not need to be updated.

Collectively, the changes do not alter the external appearance of the permitted building and would have no material effect on the character and appearance of the conservation area. Therefore, they are suitable for regularisation via the S96a procedure for non-material amendments.

Reasons for the Non-Material Amendment

The client's consulting engineer, Price & Meyers, has undertaken site investigations and reviewed the FPP permitted scheme. They conclude that it would not be practicable or necessary to retain the side flank walls, front and side roof slopes and chimneys. They have found that:

1 Much of the structure of the return flank walls is not original to the building; in particular the ground floor elements appear to have been formed as part of the side extensions in the 1990s.

2 Much of the roof structure and tiling is not original, including the 1990s side extensions.

3 The roof finishes in the form of clay plain tiles, battens and felt need to be removed and replaced, due to their age and state of repair and to meet Building Regulation requirements. This would leave only the timber rafters, which themselves may need to be replaced as they are unlikely to be of sufficient depth and timber grade to meet Building Regulations requirements. However, please note that, as above, tiles would be retained for re-use as condition allows.

4 Retention of the existing roof structure would require an extensive arrangement of propping extending as a continuous support along the entire ridge line and extending down to the new sub-level excavations. It is not practicable to undertake such extensive support works, and obstruct construction works below, when it is necessary in any case to remove and replace / upgrade the clay plain tiles, battens and felt.

5 It is not practicable to provide the extensive structures that would be required to retain the chimneys, especially if the temporary structure to support the roof is no longer needed.

Benefits of the Non-Material Amendment

The non-material amendment would have significant benefits:

1 Walls and roof structures can be rebuilt to meet current Building Regulations and therefore provide better insulation, improving the sustainability credentials of the scheme.

2 The reduction and simplification of the temporary works scheme would enable the project to proceed quicker and there would be a significant reduction in the overall construction programme. This would benefit adjoining residents.

3 The design, construction and maintenance of the temporary works scheme that would be required to support the roof slopes and chimneys throughout the construction phase represents one of the most significant health and safety risks to those working beneath. Cranage in and around retained structure and the temporary works is difficult and collisions can represent a significant health and safety risk. The reduction in the temporary works proposed and the avoidance of propping within the footprint of the excavation reduces this health and safety risk considerably.

Concluding Remarks

We trust that we have provided sufficient information for the Council to approve these uncontentious non-material amendment applications, however, if any additional information is required, please do not hesitate to contact me or Daniel Di-Lieto.

Yours faithfully

Brendan Hodges
Associate Director