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Mr Gareth Prosser
Haringey Council
Planning, Regeneration and Economy
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Ref: 574

04th March 2016

Dear Mr Prosser,

1 STANHOPE GARDENS, CROUCH END, N6 5TT
PROPOSED RESIDENTIAL DEVELOPMENT – MINOR MATERIAL AMENDMENT
PLANNING PORTAL REFERENCE: PP-04885012

Planning permission HGY/2015/3099 was granted on 18/01/2016 allowing the subdivision of 1 Stanhope Gardens, to create two self contained family dwellings including a two storey side and single storey rear extension, basement and associated landscaping and parking.

Prior to the commencement of development on site, it has been brought to the applicant's attention that the existing basement under the house is larger than first considered. The existing building presents additional floorspace that was not illustrated on the approved drawings. In summary, the existing basement was thought to comprise only 6.1m2; in actual fact the basement is more extensive, comprising 81.9m2 in total, an increase of 75.8m2.

Accordingly, the applicants have submitted the above referenced minor material amendment (s.73) application via the Planning Portal, which simply seeks to update the approved drawings with revised drawings that more accurately represent the existing basement floor.

With the benefit of the larger existing basement, under this MMA the applicants also submit updated proposed drawings which include uses for the additional basement floorspace. Please find enclosed the following planning drawings which are submitted to replace those approved drawings (listed under condition 2 of consent HGY/2015/3099) affected by the changes sought, all other approved drawings remain unchanged;

006 Rev A – Existing Plans
007 Rev A - Demolitions
008 Rev A – Existing Section South
009 Rev A – Existing Section North
010 Rev A – Existing Section East
022 Rev A – Proposed Basement
023 Rev A – Proposed Ground Floor
026 Rev A – Proposed Section AA

027 Rev A – Proposed Section BB
028 Rev A – Proposed Section CC
029 Rev A – Proposed Section DD
030 Rev A – Proposed Section EE

The above changes in both the existing and proposed basement floorspace will have an implication on both CIL and Affordable Housing contributions. Based on our calculation of the NET additional floorspace, this is actually reduced from the extant consent, accounting for the larger existing basement. The NET floorspace is 102.5m2, down 57.1m2 from the approved consent. This is set out on the enclosed updated CIL form. The revised CIL and affordable contributions are therefore;

Mayoral CIL = £3,587.50 (102.5m2 x £35)

Haringey CIL = £27,162.50 (102.5m2 x £265)

Affordable Housing Contribution = £36,592.50 (102.5m2 x £357)

All of the application documentation has been submitted online with the exception of the planning application fee, enclosed herewith. We trust that the information submitted together with the fee enclosed is sufficient for you to register and validate this MMA (s.73) application; to vary planning condition 2 of consent HGY/2015/3099.

Should you have any questions, or require any further information please do not hesitate to contact us.

Yours sincerely,



Mandip Sahota

Encs.
Cheque