

25 October 2022

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SUBMISSION OF A SECTION 96A (NON-MATERIAL AMENDMENT) APPLICATION
33-35 CROUCH END HILL, LONDON, N8 8DH**

On behalf of the applicant, Greyclyde Investments Limited, Savills have been instructed to prepare and submit an application under Section 96A of the Town and Country Planning Act 1990 (as amended) in relation to the proposed non-material amendments (NMA) to planning permission reference HGY/2020/2997 relating to the above mentioned site.

The following letter outlines the proposed minor amendments and should be read in conjunction with the amended drawings prepared by JKA Development Consultants Ltd.

The application fee will be paid under separate cover by our Client.

Background to the submission and proposals

Planning permission was granted on 23rd April 2021 for the following development:

“Change of use of existing upper floor and the creation of a part 2, part 3 storey extension to create 9no. dwellings, with improvements to principal façade”.

The applicant is currently progressing the scheme on site and is currently engaging in discussions with a tenant for the ground floor commercial unit. During these discussions, a prospective tenant has requested minor changes to ground floor fenestration to alter the entrance door location. The proposals which form part of this application therefore seek to make a minor change to consented façade to provide an entrance door in the place of a consented window. Discussions are also being undertaken separately with the Council's highways department in respect of the S278 works taking place to the footway.

The proposed elevation change is shown in extracts from the submitted elevation drawings below.



Figure 1- Consented (left) and proposed (right) front elevation

This application is therefore made to regularise the approved drawings relative to the non-material amendments being proposed. The following update drawings demonstrate the proposed amendments.

Drawing Title	Approved Reference No.	Proposed Reference No.
Proposed Elevations	732/P/01 Rev C	732/P/01 Rev D
Proposed North West Elevation	732/P/02 Rev A	732/P/02 Rev B
Proposed Floor Layouts	732/P/03 Rev A	732/P/03 Rev B

Key Planning Considerations

Within the guidance set out in the Government's National Planning Practice Guidance (NPPG), no statutory definition of what constitutes a 'non-material amendment' is given. Instead, the NPPG states that the nature of the amendment will depend on the context of the overall scheme, as an amendment that is non-material in one context may be material in another.

The proposed changes to the approved scheme are considered to be non-material in nature and will be largely indiscernible. They will not materially change the appearance of the building, nor bring rise to any material planning issues. Accordingly, a Section 96A application is the most appropriate mechanism by which to secure these. The proposals will allow for the ground floor unit to be let to a reputable operator which will improve the overall quality of the town centre.

Conclusion

Given the extent of the changes are negligible and would not conflict with adopted policy, nor would they have any material effect on the scope of the planning permission, the minor changes are considered to be acceptable and would not constitute a material change to planning permission reference HGY/2020/2997.

I trust the enclosed information is sufficient to validate the application and I look forward to receiving your written confirmation in due course.

Yours sincerely,



Joe Oakden MPLAN MRTPI
Savills (UK) Ltd