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8th February 2023

Dear Valerie

Town and Country Planning Act 1990 Section 96A (Non-Material Amendment to Planning Permission)

Application in Respect of Planning Permission Ref: HGY/2017/3117

This submission is made by St William Homes LLP ('St William') (the applicant) and seeks approval for non-material amendments (NMA) to planning permission HGY/2017/3117 to approved building Block B4.

Application Context

Planning Permission was granted on 19th April 2018 for a revised Hybrid masterplan (part Outline, part Detailed) for a minimum of 1,714 homes on land at the Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22.

This S96A submission seeks approval for amendments to approved drawings relating to Block B4 fenestration at ground floor and external boundary treatment as listed below;

1. Replacement of existing fixed glazing on northern elevation with openable glazing units;
2. Adjustment to curtain walling on the eastern elevation to provide 'in-out' door to Nursery reception;
3. Installation of retractable canopy on eastern elevation to provide wet weather and shade cover to external play space;
4. Change of material and position of external boundary treatment to provide additional external amenity play space to the north and east with secure gated access;
5. Addition of external buggy store to northern elevation

The modifications are shown in the supplementary drawings showing the originally approved layouts as well as the revised layouts.

The above changes results in no change to the total number of private habitable rooms to be provided within the detailed consent. As such there is no impact on affordable housing provision in the south or site wide percentages.

The above proposed amendments are detailed in the revised drawings contained within this application.

Drawing Register	
Drawing Reference	Rev
Existing Elevations	
W250-EPR-AB-XX-DR-A-PL-0004	P3
W250-EPR-AB-XX-DR-A-PL-0016	P3
Existing Plans	
W250-EPR-B4-00-DR-A-02-0002	P8
Proposed Elevations	
W250-EPR-B4-XX-M3-A-0002	P1
W250-LDA-AB-XX-DR-LS-05-2016	P1
W250-LDA-AB-XX-DR-LS-93-5064	P1
W250-LDA-AB-XX-DR-LS-93-5065	P1
Proposed Plans	
W250-EPR-B4-00-M3-A-0001	P1
5374 PL PR SQ 101 E	E
5374 PL PR SQ 102 E	E
5374 PL PR SQ 202 D	D

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- Site Block Plan
- HGY/2017/3117 Decision Notice;
- Approved drawings as listed in above table;
- Proposed drawings as listed in above table (submitted for approval);

Payment of the correct fee will be made via the Planning Portal website as is now required.

Summary

The planning procedures regulating change to existing planning permissions were brought into force on 1 October 2009 by Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI No. 2261) (the Regulations).

The Regulations set out the process for making NMA applications to approved schemes. There is no statutory definition of a NMA as materiality is dependent on the context of the overall scheme. It is considered, in this instance that the proposals will not materially alter the scale or nature of the approved development. Likewise, the principle of development and the impact on the context of the wider scheme will not be impacted.

I trust that this application contains sufficient information to approve the amendments. I would be grateful if you could confirm safe receipt at your earliest convenience and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,

Edward Friel
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