



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

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Tel: 020 8489 5504

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

mr

First name

Bilal

Surname

Ustun

Company Name

Bilal Ustun Limited

Address

Address line 1

457 High Road

Address line 2

Wood Green

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N22 8JD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Demolition of lock up garages and erection of two x 3 bedroom houses. (Amended Description)

Reference number

HGY/2020/0789

Date of decision

25/05/2022

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

We wish to remove the following condition attached to the planning decision:

7. The development hereby approved shall be constructed in accordance with the Energy Assessment prepared by Narch (dated 23 November 2021) delivering a minimum 78% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs), and a minimum 3.6 kWp of solar photovoltaic (PV) energy generation. (a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 27% reduction, including details to reduce thermal bridging;
- Details of the solar PV arrays: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; their peak output (kWp);
- Location, specification and efficiency of the proposed ASHPs and hot water storage (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), how much of the demand will be met by the ASHPs, and plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed mechanical ventilation with heat recovery and cooling element system, with plans showing the ducting and location of the units;

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) Within six months of first occupation, evidence that the renewable energy installations have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs, a six-month energy generation statement (if relevant), and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policies SI2 and SI4, and Local Plan (2017) Policies SP4 and DM21.

Please state why you wish to make this amendment

The condition attached is disproportionately large and complex for the scale of the works proposed. Instead, we would like to recommend the following measures to achieve an energy sustainability strategy that is more appropriate to these 2 new dwellings. These include:

1. Minimising thermal bridging
2. All materials and work adhering to the building regulations and British standards.
3. Any usable materials being recycled in the proposed works
4. Timber floors to be insulated with mineral wool insulation
6. Wall insulation
7. Roof insulation to achieve a U-value of 0.18
8. Energy-efficient internal lighting
9. Controlled heating
10. Double glazed windows that achieve a U-value of 1.6W/m2K.
11. Target emission rates to comply with regulations 26 and 26a
12. Reasonable provision shall be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jamie Sleep

Date

18/04/2023