

Planning Service,
Haringey Borough Council,
River Park House,
225 High Road,
Haringey,
N22 8HQ.

16th June, 2023

Dear Sir/Madam,

Re: Redlands, Summerhill Road, N15

Non-material amendment (Section 96A) pursuant application HGY/2020/1779 – Redevelopment of existing garages and parking area for the provision of 8 residential units, comprising 6 apartments in two blocks fronting West Green Road and Summerhill Road and 2 houses at the rear of the site with associated access, amenity space, refuse/recycling and cycle storage facilities and landscaping.

I write to submit a non-material amendment application (Section 96A) pursuant to the above planning approval at Redlands, Summerhill Road, N15.

This application seeks to include the demolition of sections of the existing boundary wall which surrounds the site as they are structurally unsafe. In June 2022 ATC Structural Engineers Ltd undertook an appraisal on the condition of the existing boundary walls at Redlands. The report concludes that the walls are generally in very poor condition and structurally unsafe.

We are therefore proposing to demolish certain sections of the boundary wall, specifically those which are above 3m in height, and replace with the following installed between concrete posts:

300mm gravel board
1800mm close boarded timber fencing
300mm trellis

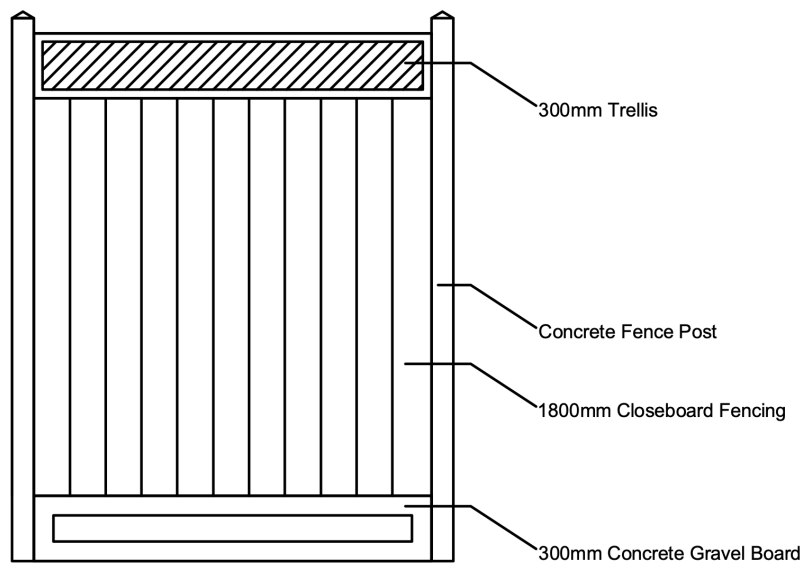
This typical fencing detail is shown below:

NFC Homes

78, Pall Mall, London,
SW1Y 5ES
Tel: 020 3709 8000
Fax: 020 3170 5909
Email: info@nfchomes.co.uk
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Incorporated in England & Wales.
Registered Office: 78, Pall Mall, London, SW1Y 5ES
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The remaining sections will be retained and will have remedial structural works completed to ensure they are safe.

Please refer to enclosed documents Redlands – Typical Fence Detail and Redlands – Boundary Walls for full information.

We have engaged with the relevant neighbours including 1 and 3 Summerhill Road, Dorset Hall Nursery and West Green Baptist Church with whom the site shares a boundary, and they are agreeable to these proposals. This is of particular importance with Dorset Hall Nursery whose children's play area shares a boundary wall with the site, so there are significant health and safety concerns.

We therefore provide the following information for your consideration:

- Application Form.
- Drawing Redlands – Typical Fence Detail.
- Redlands – Boundary Walls
- Application fee of £234 (paid through the Planning Portal).

We trust that the above can be considered as non-material amendments to the extant consent.

To give an update on general progress, the only works which have taken place are the demolition of the existing garages and installation of timber fencing, as shown in the attached information. Planning conditions 5a, 5b, 5c, 6, 11 and 16 have been approved whilst 3, 8, 15, 17 and 18 have been submitted and we are liaising with the Planning Officer to close these out.

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Should you have any queries regarding this application, please do not hesitate to contact me on 020 3170 5851, 07841 024 603 or ssutherland@nfchomes.co.uk.

Yours faithfully,

Sandy Sutherland,
Director,
NFC Homes Limited
Co. Reg. No. 06801351

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