

London Office:
80-83 Long Lane
London, EC1A 9ET

13/06/2023

Sent via planning portal only

Dear Sir/Madam

S96(A) PLANNING APPLICATION – THE TOWN & COUNTRY PLANNING ACT 1990

NON-MATERIAL AMENDMENT TO FULL PLANNING PERMISSION HGY/2022/4164 (DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS, CONSTRUCTION OF TWO-STOREY, FIVE-BEDROOM DWELLINGHOUSE WITH ASSOCIATED LANDSCAPING AND PARKING, REAR OUTBUILDING AND FRONT BOUNDARY TREATMENT) NAMELY FOR ALTERATIONS TO REAR EXTENSION HEIGHT, RECONFIGURATION OF REAR EXTENSION ROOF AND SLOPED REAR EXTENSION ROOF.

186 CREIGHTON AVENUE, LONDON, N2 9BJ

Please accept this covering letter as an accompaniment to this application for a non-material amendment to HGY/2022/4164 for minor alterations to the approved scheme.

In order to assist the Council in their consideration of the proposed amendment, please refer to the following revised drawings which have been submitted:

- | | | |
|-----------|---|-----------------------------------|
| PA-02_P02 | - | Proposed First Floor Plan |
| PA-03_P02 | - | Proposed Second Floor Plan |
| PA-06_P02 | - | Rear Elevation & Side Elevation 1 |
| PA-07_P02 | - | Side Elevation 2 |
| PA-08_P02 | - | Sections AA, BB & CC |

The site

The site is located on the north side of Creighton Avenue and comprises of a two storey detached residential property. The site is neither statutory or locally listed and does not lie within a conservation area. The rear garden shares a boundary with Coldfall Wood which is listed as a site of importance for nature conservation (grade I), metropolitan open land and a local nature reserve.

The immediate surroundings are largely characterised by residential development with many large detached residential properties along the north side of Creighton Avenue. The site sits within a flood risk zone of 1 and has a public transport accessibility level of 1b.

Planning history

On the 10th May 2023 planning permission was granted (ref: HGY/2022/4164) for the demolition of existing dwelling and outbuildings, construction of two-storey, five-bedroom dwellinghouse with associated landscaping and parking, rear outbuilding and front boundary treatment.

The proposal

The recently approved application has a proposed rear extension with accommodating sections of green roof and skylights. Since approval of application HGY/2022/4164 it is considered that the rear extension should be raised by 70mm and the roof to be sloped upwards towards the rear elevation of the approved dwelling to best accommodate the structural design of the rear extension roof. The structural pattern of green roof and skylights will also be altered however the total number of elements will remain the same.

It is worth noting that the previous case officer stated the proposed changes would be acceptable under a 96a non-material amendment application. Furthermore, the proposed amendments would not change the description of development.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places) and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021) (LP), Strategic Policies (2013) (SP), the Development Management DPD (2017) (DM) and associated Supplementary Planning Documents and Guidance.

Planning Assessment

The proposed amendments are located to the rear of the property and therefore will have a negligible impact on the character and appearance on the host property, public realm or surrounding heritage assets. The proposed height increase of the rear extension is very minimal, only 70mm, and therefore will not appear overbearing within its context or to neighbouring properties.

The roof formation will be amended to now slope up towards the rear elevation of the property, retaining the approved troughs and peaks design. This part of the development will now be slightly visible if standing in the rear garden of the property but would not be visible from public vantage points or neighbouring properties. Any visual impact is largely mitigated by the green roof sections and translucent skylights. These green roof and skylight sections will be amended to form a triangular

pattern however ensures that there are still 3 sections of green roof and 3 skylights as previously approved.

By virtue of the relatively minor amendments proposed, the works are likely to have no discernible visual impact on the character and appearance of the property. The proposed amendments would not change the description of development and are requested for structural design purposes. For these reasons, the proposed amendment is considered to be a non-material amendment.

Summary

The proposed amendments are minor by their very nature and therefore fall to be considered as a non-material amendment to the original grant of planning permission.

As demonstrated within this letter the proposed works are considered to have an acceptable visual and neighbour impact and the development is in accordance with the relevant Development Plan policies. It is therefore respectfully requested that the non-material amendment is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Louis Brewer
Planner
SM Planning