

17 April 2022



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F.A.O of Samuel Uff

Dear Sir/Madam,

590 – 598 Green Lanes, Hornsey, London, N8 0RA
Non Material Amendment made under Section 96a of the Town and Country Planning Act 1990

On behalf of Clarion Housing Group Ltd, please find enclosed an application for a non material amendment to the planning permission (ref: HGY/2016/1807) granted on 9th December 2016, relating to the regeneration of 590-598 Green Lanes.

The proposed non material amendments seeks to vary Condition 2 (Approved Plans) of the planning permission.

Application Submission

The application has been submitted via the planning portal under reference PP-11960665 and comprises the following documentation:

- Completed Application Form;
- Site Location Plan (ref: 028_PL_001);
- Decision Notice (ref. HGY/2019/2356); and
- Proposed Drawings, as listed in the tables below:

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Building A – Ground Floor Plan	028_PL_007	028_PL_007 B
General Arrangement Proposed Elevation 1	028_PL_015	028_PL_015 B
General Arrangement Proposed Elevation 3	028_PL_017	028_PL_017 B
General Arrangement Proposed Elevation 4	028_PL_018	028_PL_018 B

Condition 3 – Discharged under HGY/2019/2356

The following drawings, as proposed, have been submitted alongside this application in addressing the amendments and should supersede those listed and approved under Condition 3. The wording of Condition 3 should be amended accordingly on the basis of this table.

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Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Window Types	Included within approved External Materials Palette	JR007470_FRA_00_XX_DR_A_1153-S(31)01_G
Building A External Window & Door Schedule	Included within approved External Materials Palette	JR007470_FRA_A_ZZ_SC_A_1153-S(31)11_H

Condition 4 – HGY/2019/2782

The following drawings, as proposed, have been submitted alongside this application in addressing the amendments and should supersede those listed and approved under Condition 4. The wording of Condition 4 should be amended accordingly on the basis of this table.

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Landscape Masterplan	L1092 – 3.1 – 1000 Rev C3	L1092 – 3.1 – 1000 Rev C7
General Arrangement 01	L1092 – 3.1 – 1010 Rev C3	L1092 – 3.1 – 1010 Rev C7
General Arrangement 02	L1092 – 3.1 – 1011 Rev C3	L1092 – 3.1 – 1011 Rev C7
General Arrangement 03	L1092 – 3.1 – 1012 Rev C3	L1092 – 3.1 – 1012 Rev C5
General Arrangement 04	L1092 – 3.1 – 1013 Rev C3	L1092 – 3.1 – 1013 Rev C5

Condition 25 – HGY/2019/0986

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Engineering Layout	JR007470-TDC-XX-GF-DR-C-SK01	JR007470-TDC-XX-GF-DR-C-200 C14

The planning fee of £234 (plus £28 admin fee) will be paid directly by the Applicant via the Planning Portal.

Planning History

The site gained full planning permission on 9th December 2016 for the following description of development:

“Demolition of the existing retail warehouse and the redevelopment of the site to provide a part 4, part 5 and part 7 storey mixed use residential scheme, comprising 133 residential units (42 x 1-bed, 62 x 2-bed and 29 x 3-bed) and 940sqm of flexible A1/A2/A3/B1/D1 or D2 floorspace at ground floor level, 14 disabled car parking spaces for the residential use, with 3 additional spaces and 1 disabled space for the ground floor use, a new vehicular access off Colina Road and associated landscaping. Works also include the upgrading of Colina Mews and Colina Road.”

The site has since been subject to a number of non-material amendment applications and applications to discharge conditions, including Conditions 3 (HGY/2019/2356), 4 (HGY/2019/2782) and 25 (HGY/2019/0986).

The Proposed Amendments

This application seeks a number of non-material amendments to the drawings approved. The amendments proposed under this application include the alterations to the approved car and cycle parking arrangements and the location of door and windows.

In summary the amendments proposed through this S96a application include:

- Alterations to the Block A Ground Floor Unit including:
 - Additional detail on the proposed plant room;
 - Elevation alterations including additional doors on the eastern and western elevation;
- Reconfiguration and removal of 1 no accessible car parking spaces resulting in a total of 13 no. accessible car parking spaces being provided due east of Block A;
- Relocation of visitor cycle parking spaces to the communal area to the north of Block A; and
- Amended access arrangements between Block E and F.

This applications follows an application submitted under Section 96A which is pending a decision (ref. HGY/2021/3583). Following the Finney Judgement¹ which prevents a change in the description of development when making a non-material amendment application, the above application was submitted to change the approved description of development under a non-material amendment application.

Further to the non-material amendment sought under application reference HGY/2021/3583 the approved description of development for the site is as follows:

*“Demolition of the existing retail warehouse and the redevelopment of the site to provide a part 4, part 5 and part 7 storey mixed use residential scheme, comprising 133 residential units (42 x 1-bed, 62 x 2-bed and 29 x 3-bed) and flexible A1/A2/A3/B1/D1 or D2 floorspace at ground floor level, **associated car parking**, a new vehicular access off Colina Road and associated landscaping. Works also include the upgrading of Colina Mews and Colina Road.”*

Planning Considerations

As noted, the Full Planning Permission (ref: HGY/2016/1807) has already been granted for the redevelopment of the site. This application seeks to vary Condition 2 (Approved Plans), Condition 3 (External Material Details), Condition 4 (Landscaping Details) and Condition 25 (Sustainable Drainage Scheme) of the planning permission. Such changes are considered to be non-material especially when considered in the context of the nature and scale of the masterplan as a whole.

The proposed amendments do not impact matters such as housing mix and type, affordable housing and viability, social infrastructure, open and play space provision, waste management, flood risk, drainage, utility services, energy and sustainability, biodiversity, trees, archaeology, ground contamination, noise and air quality because the proposals do not impact upon the upper quantum of the approved residential unit numbers or non-residential floorspace. The proposed layout changes are limited in nature and do not alter the overarching approved access and movement principles, or the legibility and permeability benefits of the masterplan, therefore are considered to be acceptable.

The key planning issues associated with this application are considered below.

Car Parking

This non material amendment application will result in a reduction of 1 accessible car parking spaces which is accessible for the residential element of the development. Under application ref. HGY/2021/3583 planning

¹ Finney v Welsh Ministers [2019] EWCA Civ 1868

permission has been approved for the removal of references to the proposed number of car parking spaces within the approved description of development.

The proposed car parking is in accordance with planning policy at the time of the original planning submission in November 2016. The development is nearing completion and, as such, the amendments detailed within this Section 96a application relate to minor changes to the design. As outlined in the submitted Transport Note the approved development (HGY/2016/1708) includes the provision of 14 accessible car parking spaces, which equates to 11% of the total parking provision. The London Plan (2016) standards require a provision of disabled parking of 10% of the overall residential unit numbers, which equates to a total of 13 spaces. The proposed amendments to the development will result in a reduction of just 1 accessible parking space, thereby reducing the total proportion to 10%, which is in accordance with the policy adopted at the time of the original planning application and therefore considered acceptable.

Cycle Parking

The proposed relocation of the commercial/NHS visitor cycle parking spaces does not result in a reduction in cycle parking spaces on site. The cycle store will remain in an equally accessible location accessed off Green Lanes and will be overlooked, thus maintaining security.

Windows and Doors

The windows and doors additions and amendments are proposed in order to ensure compliance with the Fire Strategy and Secured by Design measures. This is in accordance with London Plan Policies D11 which requires development proposals to incorporate appropriate fire safety solutions, as well as take measures to design out crime, taking into account principles contained in the Secured by Design Scheme. Haringey's Policy DM2 also applies, which requires proposals to have regard to the Secured by Design principles.

Two previously proposed doors currently open out onto the TfL land. These doors open onto TfL land, therefore, require amending as this land now falls outside of the application boundary. This is considered to be in accordance with Haringey's Policy DM1 which requires proposals to deliver high quality design. The minor amendments to door locations are considered to improve the overall quality of design, through creating a more legible building layout in which doors are suitably located for access to Block A.

Concluding Remarks

I trust that the enclosed is sufficient to enable the validation of this application, and we look forward to receiving confirmation that the amended description has been approved within the 28 day statutory determination period.

Should you have any queries, please do not hesitate to contact myself or Chris Brady (0203 320 8278/ chris.brady@savills.com) at this office.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Zoe Tozer".

Zoe Tozer
Savills