



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

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

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

James

Surname

Meehan

Company Name

Address

Address line 1

The Power House

Address line 2

Gunpowder Mill

Address line 3

Powdermill Lane

Town/City

Waltham Abbey

County

Essex

Country

Postcode

EN91BN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

25 Sheldon Avenue

Address Line 2:

Town/City:

London

Postcode:

N64JS

Date notice served:

18/06/2023

Description of Your Proposal

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

Demolition of existing dwelling, with partial retention of front facade. Erection of a new replacement dwelling extending further to the rear, with a new basement and associated lightwells. Installation of new front boundary wall, gates and railings.

Reference number

Date of decision

08/06/2023

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

The description of development as stated on the decision notice is:

Demolition of existing dwelling, with partial retention of front facade. Erection of a new replacement dwelling extending further to the rear, with a new basement and associated lightwells. Installation of new front boundary wall, gates and railings.

We propose under S96A that the words 'with partial retention of front façade' be deleted.

Please state why you wish to make this amendment

This wording contradicts other elements of the description which states that the application is for the 'demolition of existing dwelling' and for erection of a 'replacement dwelling'. The Courts have held, in Shimizu, that 'the word "demolish" when used in reference to a building means to pull the building down—in other words, to destroy it completely and break it up'. The inclusion of "partial retention" is inconsistent with that.

The change is considered non-material because the description of approved development confirms that the development involves 'demolition' of the existing dwelling and its 'replacement' with another dwelling. The approved design retains the appearance of the existing dwelling. It is the intention to salvage and re-use suitable materials from the existing building so as retain as much material as is usable in the new front façade. Condition 3 requires the approval of materials and hence it is proposed under S96A that bullet 2 make reference to re-use of materials by amending it to read:

Material specification and material samples of new bricks to entire building and new front wall, including details of the use and extent of bricks from the existing building in the new front elevation

Details of would then be submitted to discharge Condition 3.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

"We advise that the wording should specify the salvaging of brick for reuse on the front elevation. Therefore, we would be satisfied if the wording was revised to: Material specification and material samples of bricks to the entire building and new front wall, including details of the use and extent of bricks salvaged from the existing building, to be re-used on the street facing elevation."

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

James Meehan

Date

17/07/2023