

Our ref: AF/Q210748
Your ref: HGY/2020/3036
Email: angie.fenton@quod.com
Date: 25th August 2023



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

Submitted via Planning Portal (PP-12414399)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Section 96A application for non-material amendments relating to planning permission ref. HGY/2020/3036, dated 29th March 2021
Rear of 132 Station Road, London, N22 7SX
Submitted on behalf of Designer London Developments Limited

We are instructed by our client, Designer London Developments Limited ('DLD'), ('the Applicant') to submit the enclosed Section 96A application which seeks approval for non-material amendments to planning permission ref. HGY/2020/3036, dated 29th March 2021, relating to the rear of 132 Station Road, London, N22 7SX ('the Site'). Specifically, permission is sought to secure non-material changes to external layout of the development.

Officers will be aware that an application made under Section 96A is not an application for planning permission. It is a quick and straightforward procedure that allows non-material amendments to be approved by the Local Planning Authority within 28 days. In this case, Section 38(6) of the Planning and Compulsory Act 2004 is not relevant. For the reasons set out in this covering letter, the amendment to the existing planning permission is non-material and should therefore be granted.

The application has been submitted via the Planning Portal (PP-12414399) and includes the following documents in line with your validation requirements:

- **Planning application form, duly completed;**
- **Decision Notice (ref. HGY/2020/3036, dated 29th March 2021);**
- **Site Location Plan (ref. 1678-EX-001);**
- **Existing drawings (as approved under ref. HGY/2020/3036), prepared by Liam Russell Architects;**

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Drawing Reference	Drawing Title	Scale
1678-PA-010	Proposed Lower Ground Floor Plan	1:100 @ A1
1678-PA-011 Rev A	Proposed Ground Floor Plan	1:100 @ A1
■ Proposed drawings, prepared by Designer London Developments Limited:		
Drawing Reference	Drawing Title	Scale
1678-PA-010 Rev B	Proposed Basement Plan	1:100 @ A1
1678-PA-011 Rev B	Proposed Ground Floor Plan	1:100 @ A1

A payment of £234, plus the service charge, has been made via the Planning Portal to enable the application to be validated.

1 Background

Haringey Council granted full planning permission (ref. HGY/2020/3036) on 29th March 2021 for the following development:

“Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures.”

The permission was subject to 24no. conditions. A copy of the Decision Notice is enclosed for reference.

Following the grant of consent, a non-material amendment application (ref. HGY/2021/0945) was approved on the 30th March 2021. This permitted changes for the provision of entrance level WC to all dwellings and to reposition the secure cycle storage to the communal area.

The Applicant is now seeking to make four non-material amendments to the approved scheme to ensure the development can be delivered successfully on site.

2 Proposed Non-Material Amendments

This application seeks consent for non-material amendments to planning permission ref. HGY/2020/3036, dated 29th March 2021. The changes sought under this application are modest, seeking to improve the design and layout of the development.

1. Amendments to the retaining wall

This application seeks consent to replace the turreted retaining wall, with a long light well across the northeast elevation of the building at basement level. Engineers have advised that the land is too unstable to build the approved turreted retaining wall.

In addition, the intricate shape of the approved design of the wall would increase the risk of water breaches given the number of corners which create weaknesses. The solution proposed by the site



engineer is that a long wall should replace the proposed retaining wall. The wall would include skylights, to enhance the space in the basement with additional natural light. These proposals will not create any issues with ventilation as there are MVHR systems proposed in all units. This amendment is referenced as '1' on the proposed Basement Plan (ref. 1678-PA-010 Rev B).

2. Proposed garden at House 5

The second amendment is the creation of a garden for House 5. As part of the drainage design, a plant room is located to the side of House 5, to ensure that all tanks are accessible. As a result, this created the opportunity to extend the garden to House 5 as it would sit above the plant room. The proposed garden is labelled as '2' on the proposed Basement Plan (ref. 1678-PA-010 Rev B).

3. Revised layout of the bridge

The third amendment is a revision to the design of the bridge which is used to access Unit 1. The approved layout shows the bridge to stretch above the garden of House 1. As such, this creates the risk of overlooking and overshadowing into the garden of the coach house which is located directly below.

In order to reduce overlooking into the garden below, it is proposed to straighten the bridge, so that it would run alongside the bridge that accesses House 2. This proposed amendment to the bridge design will improve the privacy and daylight for House 1 and Coach House. The revised layout of the bridge is labelled as '3' on the proposed Ground Floor Plan (ref. 1678-PA-011 Rev B).

4. Addition of a spiral staircase

Finally, this application seeks consent for an external spiral staircase at the Coach House, to connect the living room (on the first floor), to the garden. Installing a staircase will improve the connectivity between the outdoor area and indoor area and will avoid having to use the bedroom to access the garden.

The proposal will not increase overlooking as the approved plans currently propose a large window in this location. The proposed spiral staircase is labelled as '4' on the proposed Ground Floor Plan (ref. 1678-PA-011 Rev B).

Summary

Overall, the amendments proposed are very small scale and non-material in nature. The changes proposed have arisen as a result of a more suitable layout for proposed tenants of the flats.

For clarity, the table sets out the drawings for which we are seeking approval in the Section 96A application:

Drawing Reference	Drawing Title	Scale
1678-PA-010 Rev B	Proposed Basement Plan	1:100 @ A1



Drawing Reference	Drawing Title	Scale
1678-PA-011 Rev B	Proposed Ground Floor Plan	1:100 @ A1

3 Conclusion

We are instructed by our client, Designer London Developments Limited, to submit the enclosed Section 96A application to make non-material amendments to the permitted planning permission ref. HGY/2020/3036. The non-materials amendments are necessary and primarily brought about to reflect a more suitable design and layout.

We trust the enclosed is sufficient for you to register this planning application, and we look forward to receiving confirmation in due course. If you require any additional information, please do not hesitate to contact me.

Yours faithfully,

Angie Fenton
Director

Enc.