

Mr James Meehan
The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex
EN91BN

30 August 2023

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2010**

Case Reference HGY/2023/1914
Location 25 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal Non-Material Amendment to planning permission HGY/2023/0078
to amend description of the development and amend Condition 3
to make reference to re-use of materials.
Received 17 July 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, APPROVE your application as a non-material amendment.

Title	Description	Date
LocationPlan.pdf	Location Plan	17 July 2023
330-Proposed Front Elevation.pdf	Elevation (Front) - Existing	17 July 2023
Proposed Ground Floor Plan.pdf	Block plan of the site	17 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

For the avoidance of doubt, the revised description of planning permission reference HGY/2023/0078 shall read as follows:

Demolition of existing dwelling. 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.

The applicant is advised that Condition 3 of planning permission reference HGY/2023/0078 will now read:

3. The following details shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced:

- Material specification and material samples of new roof tiles to entire roof.
- 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.
- Detailed design drawings to scale 1:20 and material specification of proposed dormers to both front and rear elevations.
- Detailed design to scale 1:20 and material specification of new standing seam roof to rear elevation.
- Detail drawings of typical replacement and new window types to scale 1:10 and related material specification.
- Detail design drawings to scale 1:10 and material specification of new pedestrian gate and new sliding gate to garage entrance.
- Landscape design drawings to scale 1:50 of both front yard and rear garden to include boundaries with rear gardens at Nos 23 and 27 Sheldon Avenue.

Samples should be submitted with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.