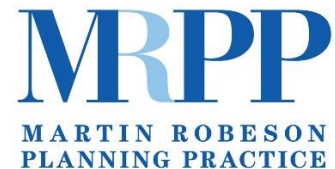


Our Ref: 3159/JF/LT20230803

30th August 2023

Haringey Council
River Park House
225 High Rd
London
N22 8HQ

Via Planning Portal



*Town Planning Consultants
Development Advocacy*

21 BUCKINGHAM STREET
LONDON WC2N 6EF
TELEPHONE: 020 7930 0007
FACSIMILE: 020 7930 4049

Dear Sir/Madam,

**11 AND 11A VIEW ROAD, HIGHGATE, LONDON, N6 4DJ
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION HGY/2023/0441**

On behalf of our client, we hereby submit a non-material amendment (NMA) application, pursuant to Section 96A of the Town and Country Planning Act 1990, in relation to planning permission ref. HGY/2023/0441 at 11 and 11A View Road, Highgate. This letter forms the supporting statement for the application, sets out the relevant background information and confirms the appropriateness of an NMA application in the circumstances, bearing in mind the limited extent of the changes proposed and the relevant context.

Introduction and Background

Planning permission was granted on 31st July 2023 for the *'Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof.'* This application seeks to secure some amendments to the proposal that have occurred following a design review. The changes primarily relate to internal changes to facilitate an enhanced internal layout for the benefit of the family, some modest external changes are also proposed in relation to the detailing at the ground floor on the rear elevation.

The application is submitted pursuant to Section 96A of the Town and Country Planning Act 1990 as a non-material amendment. There is no statutory definition of 'non-material'. However Section 96A (2) confirms that in determining whether a change is material, a local planning authority must have regard to the *"effect of the change"*. In general terms what is 'material' is a matter of fact and degree, to be judged by the decision-maker in each case, having regard to the scale and nature of the change and its context.

Proposed Amendments

This NMA comprises an amendment to condition 2 to substitute the approved plans listed on the decision notice. The proposed amendments are indicated on a set of comparison plans submitted with the application, these primarily relate to internal alterations to the building and include the following:

- Additional internal door at front lobby area

- Amended internal steps to comply with Building Regulations Part K
- Removal of steps to provide accessible access from pantry to kitchen
- Additional partition between kitchen/dining and living room
- Relocation of internal doors
- Amendment to brick piers around bay window at rear
- Alteration to rear glazing at ground floor level including alternative door pane layout
- Relocation of internal partition walls at first and second floor level
- Instep of central rear envelope wall at first and second floor level
- Reduction in skylight on first floor level
- Reduction in ground floor flat roof level
- Amendment to bathroom layout on second floor
- Amended brick detailing band at rear
- Internal floor thickness slightly increased to provide sufficient space for services

Although the above presents itself as a relatively long list, the vast majority of these amendments relate to tweaks and adjustments to the internal layout that have flowed from the client's consideration of the internal arrangement of their property. As these elements were indicated on the approved drawings it is necessary to provide updated versions to capture all these adjustments.

There are also some slight alterations externally that manifest from some of the internal changes, but these are wholly at the rear and primarily at ground floor level, with a slight instep proposed in the central rear envelope wall at first and second floor level. No alterations are being proposed to the front. From the rear, the proposal seeks only some revised detailing at the ground floor but overall the general arrangement at the rear of the building is as per the consented scheme. The building envelope does not increase in any way and the proposal does not project any further than the rear building line of the consented.

With the above in mind an NMA application is an appropriate mechanism to secure these amendments given the nature of the changes proposed and the context of the site as a whole. The changes predominantly affect the internal arrangement of the property, an application is only required on this basis because the internal arrangement was detailed on the approved plans. The external changes to the rear are imperceptible and similarly non-material in nature.

The application is submitted via the Planning Portal (PP-12422068) and comprises this covering letter, application form and plans as detailed on the enclosed schedule.

Payment of £234 to cover the planning application fee has been paid. We look forward to receiving confirmation that the application has been received.

Yours sincerely,



Jessica Ferguson
jessicaferguson@mrpp.co.uk

DRAWING SCHEDULE

Proposed

Drawing Title	Drawing Reference	Revision
Proposed Site Plan	20055--PL-00-002	A
Proposed Ground Floor Plan	20055--PL-00-100-A	A
Proposed First Floor Plan	20055--PL-00-101-A	A
Proposed Second Floor Plan	20055--PL-00-102-A	A
Proposed Roof Plan	20055--PL-00-103-A	A
Proposed Section BB	20055--PL-00-201-A	A
Proposed Section GG	20055--PL-00-207-A	A
Proposed Rear Elevation	20055--PL-00-301-A	A
Proposed North-East Elevation	20055--PL-00-302-A	A
Proposed South-West Elevation	20055--PL-00-303-A	A

Comparison

Drawing Title	Drawing Reference	Revision
Ground Floor Plan Comparison	20055--PL-00-100-B	A
First Floor Plan Comparison	20055--PL-00-101-B	A
Second Floor Plan Comparison	20055--PL-00-102-B	A
Section BB Comparison	20055--PL-00-201-B	A
Section GG Comparison	20055--PL-00-207-B	A
Rear Elevation Comparison	20055--PL-00-301-B	A
North-East Elevation Comparison	20055--PL-00-302-B	A
South-West Elevation Comparison	20055--PL-00-303-B	A