



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

1-6

Address Line 1

Crescent Mews

Address Line 2

Hornsey

Address Line 3

Haringey

Town/city

London

Postcode

N22 7GG

Description of site location must be completed if postcode is not known:

Easting (x)

530116

Northing (y)

190602

Description

Applicant Details

Name/Company

Title

Mr

First name

Jacob

Surname

Biren

Company Name

HWDW Ltd

Address

Address line 1

c/o Contour Planning Services Limited

Address line 2

Unit 3, The Barn, Pirton Grange

Address line 3

Pirton Road, Shillington

Town/City

Hitchin

County

Hertfordshire

Country

United Kingdom

Postcode

SG5 3HB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

Description of Your Proposal

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

Demolition of the existing buildings, retention of slab level, perimeter wall along northern boundary of site, and wall adjacent to Dagmar Road gardens, and redevelopment of the site to provide two 3 storey blocks fronting Crescent Mews, a part 1/part 2 storey block adjacent to Dagmar Road and a 4 storey building to the rear comprising 30 residential units (Use Class C3), including 3 disabled car parking spaces, associated landscaping and cycle parking within the development and a new paved and landscaped lane at the front of the development with street lighting. Installation of vehicle and pedestrian access gates at entrance to mews and erection of boundary treatment to the rear of the commercial units.

Reference number

HGY/2019/1183

Date of decision

30/10/2020

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

Minor amendments to the triggers included in several of the planning conditions, namely:

Condition 10: The title/trigger at the start of the condition should be amended from "PRE COMMENCEMENT: Excavations/earthworks (Network Rail)" to "PRIOR TO BELOW GROUND WORKS carried out in the vicinity of Network Rail property/structures":
Excavations/earthworks (Network Rail), with associated amendments to the wording of the condition (see full details of proposed amended condition in covering letter).

Condition 11: The title/trigger at the start of the condition should be amended from "PRE COMMENCEMENT: OPE" to "PRIOR COMMENCMENT of works carried out in the vicinity of Network Rail property/structures", with associated amendments to the wording of the condition (see full details of proposed amended condition in covering letter).

Condition 12: The title/trigger at the start of the condition should be amended from "PRE COMMENCEMENT: Demolition/refurbishment method statement (Network Rail)" to "PRIOR TO DEMOLITION carried out in the vicinity of Network Rail property/structures: Demolition/refurbishment method statement (Network Rail)", with associated amendments to the wording of the condition (see full details of proposed amended condition in covering letter).

Full details of suggested rewording set out in covering letter.

Please state why you wish to make this amendment

Condition 10: As currently worded Condition 10 would prevent the applicant undertaking any works until receipt of Network Rail's approval. However, the site is sufficiently large to facilitate works (e.g. the demolition of Block C) taking place away from Network Rail property/structures, and these works should be allowed to take place before Network Rail provides approval for any excavation works affecting their property/structures.

Condition 11: As currently amended Condition 11 has the potential to delay implementation of any works on the site until Network Rail responds to the Council. However, the site is sufficiently large to facilitate works (e.g. the demolition of Block C) taking place away from Network Rail property/structures, and these works should be allowed to take place before Network Rail agrees to works in the vicinity of their property/structures.

Condition 12: As currently worded Condition 12 would prevent the applicant undertaking any demolition/refurbishment works until receipt of Network Rail's approval. However, the site is sufficiently large to facilitate works (e.g. the demolition of Block C) taking place away from Network Rail property/structures, and these works should be allowed to take place before Network Rail provides approval of the applicant's method statement.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

06/09/2023

Details of the pre-application advice received

General discussions about the applicant's requirement to amend several of the draft planning conditions to help facilitate implementation of the development. The officer recommended the matter be dealt with by way of an NMA application (as now submitted).

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Karen Crowder-James

Date

14/09/2023