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5th May 2023

Dear Valerie,

Town and Country Planning Act 1990 Section 96A (Non Material Amendment to Planning Permission)

Application in Respect of Planning Permission Ref: HGY/2019/1775

This submission is made by St William Homes LLP ('St William') (the applicant) and seeks approval for non-material amendments (NMA) to planning permission HGY/2019/1775.

Application Context

On 15th October 2019 Planning Permission was granted for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D3 and D4, forming Phase 2 of the Eastern Quarter, including the construction of 101 residential units and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

This S96A submission seeks to formalise the addition of 124m² (GIA) of commercial floor space at the ground floor of Block D4. The space has been created following a reduction in the size of the Haringey DEN2 Energy Centre, which occupies the basement and ground floor level of the block, and the removal of a UKPN network substation.

Due to the prominent position of the space, fronting on to Brook Road, and the position of the space between critical plant infrastructure, resulting in a space with a north-facing single aspect, it is deemed that the most suitable use for the space is as a commercial unit.

The layout and external design for the space has been reviewed at length, and in detail, with the London Borough of Haringey, with the layout and external appearance of the unit being approved under Condition 5 Energy Centre Layout (HGY/2022/0641) and Condition 59 (HGY/2022/0777).

This application seeks to formalise the addition of the commercial floor space.

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- HGY/2022/0641 Condition 5 Decision Notice;
- HGY/2022/0777 Condition 59 Decision Notice;
- W257-PTE-D4-XX-DR-A-04-1002-P3 – Building D4 Elevation – Commercial Change
- W257-PTE-DD-XX-DR-A-99-1001-P2 – Building D4 CGI – Commercial Change
- W257-PTE-D4-XX-DR-A-04-1001-P3 – Building D4 Elevation (Coloured) – Commercial Change
- W257-PTE-D4-00-DR-A-02-0051-P2 – Building D4 – Ground Floor Level – Commercial Change
- W257-PTE-D4-00-DR-A-02-0014-C18 – Building D4 – Ground Floor Layout
- W257-PTE-D4-XX-SH-A-07-0001-XLS-P6 – Revised Schedule of Accommodation

Summary

The planning procedures regulating change to existing planning permissions were brought into force on 1 October 2009 by Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI No. 2261) (the Regulations).

The Regulations set out the process for making NMA applications to approved schemes. There is no statutory definition of a NMA as materiality is dependent on the context of the overall scheme. It is considered, in this instance that the proposals will not materially alter the scale or nature of the approved development. Likewise, the principle of development and the impact on the context of the wider scheme will not be impacted.

I trust that this application contains sufficient information to approve the amendments. I would be grateful if you could confirm safe receipt at your earliest convenience and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,

Edward Friel

Senior Technical Manager

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