

15 PARKLANDS NON MATERIAL AMENDMENT APPLICATION

02 April 2026

Issued to:

Haringey London Borough Council

To: Haringey London Borough Council,

Non-Material Amendment – 15 Parklands, Cholmeley Park, Hornsey, London,
N6 5FE

Planning application reference: HGY/2024/1180

This statement supports a Non-Material Amendment application for the approved development at 15 Parklands. The proposed revisions are minor, arising from Building Regulations compliance and post-tender value engineering, and do not alter the approved design principles, scale, massing, footprint, or overall character of the development. They are not expected to result in any material planning impacts.

Schedule of Amendments

North Elevation (front):

- Lower panes of floor-level windows to be fixed for compliance with guarding requirements.
- One previously approved additional window at basement level has been omitted following post-tender value engineering.
- Existing railings to the boundary wall are proposed to be removed, as guarding is no longer necessary due to the lowering of the path level behind in the light-well.

East Elevation:

- The previously approved dropped cill to the ground floor dining room window has been omitted as part of post-tender value engineering.
- The first-floor window head has been raised so that its height aligns with the adjacent dormer window, improving visual consistency across the elevations in the master bedroom.

South Elevation (rear):

- Lower panes of floor-level windows to be fixed for compliance with guarding requirements.
- Minor refinements to the glazing bar arrangement are proposed.
- One existing roof-light has been omitted.
- The previously approved enlargement of existing windows has been omitted as part of post-tender value engineering.

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Assessment and conclusion

The proposed amendments are minor and relate primarily to Building Regulations compliance and post-tender value engineering. The changes do not alter the approved development's scale, massing, or overall design intent. They are submitted for the Council's consideration under a Non-Material Amendment application.