



NTA PLANNING LLP
TOWN PLANNING CONSULTANTS

46 James Street,
London W1U 1EZ
T. 075 9689 6216
info@ntaplanning.co.uk
www.ntaplanning.co.uk

HARINGEY COUNCIL LONDON BOROUGH

Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Our Ref: 1192
6th May 2026

120 ARCHWAY ROAD, LONDON, N6 5BH
NON MATERIAL AMENDMENT APPLICATION
PLANNING PORTAL REF. PP-14910065

Dear Benjamin Coffie,

We are pleased to confirm that we have submitted the above non-material amendment application via the Planning Portal (ref. PP-14910065).

The application concerns 120 Archway Road, London N6 5BH (the **Site**). LB Haringey recently approved Non-Material Amendment (ref. HGY/2026/0500) on 10th April 2026 in relation to Full Planning Permission (ref. HGY/2024/2214) for the following description of development:

“Demolition of the existing building to allow the erection of a new 4-storey building providing 5 one bedroom residential units (amended plans).”

This Full Planning Permission (ref. HGY/2024/2214) was approved on 21st November 2025. The changes approved in April 2026 under the Non-Material Amendment (ref. HGY/2026/0500) are as follows:

- Amendments to floor plan arrangement through reconfiguration of bathroom locations.
- Introduction of 2no. roof lights and 1no. automatic opening vent (AOV) for the purpose of fire safety.
- Modest change to the rear elevation comprising the introduction of a pillar between glazing.
- Minor aesthetic amendments to the front elevation.

The Applicant is now seeking to make changes to the proposed floor plan arrangements not previously covered by the aforementioned Non-Material Amendment (ref. HGY/2026/0500) approved in April 2026. This Non-Material Amendment application also comprises changes previously approved under ref. HGY/2026/0500, to ensure a comprehensive submission.

This Non-Material Amendment Application

Following the approval of the aforementioned Non-Material Amendment (ref. HGY/2026/0500) the Applicant wishes to make changes to the approved floor plan arrangements.

The proposed amendments are minor in nature and are summarised at each floor level as follows:

- The ground floor level comprises minor reconfiguration, resulting in modest area increases of the proposed kitchen / diner / living room and bedroom.

- The arrangement of the first to fourth floor levels has been reconfigured to incorporate a 6.3 sqm study at each level.
- The changes also comprise the introduction of a pillar between glazing at the rear elevation. At first to fourth floor levels, the changes also include reconfiguration of bathroom location at each level.

Roof Plan

The proposed changes to the roof plan were approved in April as part of a Non-Material Amendment (ref. HGY/2026/0500) and are therefore considered acceptable.

This Non-Material Amendment Application comprises these same changes to the roof plan as approved in April 2026, to ensure a comprehensive submission.

The proposed amendments seek the introduction of 2no. roof lights and 1no. automatic opening vent (AOV) for the purpose of fire safety.

Front Elevation

The proposed changes to the front elevation were approved in April as part of a Non-Material Amendment (ref. HGY/2026/0500) and are therefore considered acceptable.

This Non-Material Amendment Application comprises these same changes to the front elevation as approved in April 2026, to ensure a comprehensive submission.

The proposed changes comprise very minor aesthetic amendments to the front elevation.

Side Elevations

The proposed changes to the side elevations were approved in April as part of a Non-Material Amendment (ref. HGY/2026/0500) and are therefore considered acceptable.

This Non-Material Amendment Application comprises these same changes to the side elevations as approved in April 2026, to ensure a comprehensive submission.

The proposed changes to the side elevations seek the introduction of 2no. roof lights and 1no. automatic opening vent (AOV) for the purpose of fire safety. The side elevations also indicate the incorporation of obscured glazing to consented fenestration and the updating of window opening type to comply in line with the requirements of Condition 15 of Full Planning Permission (ref. HGY/2024/2214).

Condition 15 is worded as follows:

“Notwithstanding the plans hereby approved, the side windows as shown in ‘Proposed Elevation Side 01’ in drawing 24040-DR-A-1015 Rev. -09 shall be fitted with obscure glazing to level 3 or higher on the Pilkington scale of privacy (or equivalent) and shall be non-opening up to a minimum internal height of 1.7 metres. This specification shall be complied with prior to the occupation of the development and thereafter retained for the lifetime of the development, unless otherwise agreed in writing in advance by the local planning authority.”

The reason for Condition 15 is to safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Rear Elevation

The proposed changes to the rear elevation were approved in April as part of a Non-Material Amendment (ref. HGY/2026/0500) and are therefore considered acceptable.

This Non-Material Amendment Application comprises these same changes to the rear elevation as approved in April 2026, to ensure a comprehensive submission.

The proposed changes to the rear elevation are modest and seek to reduce the size of the proposed glazed door by approximately 300mm so as to not go beyond the apex of the consented roof. These modest changes also seek the introduction of a pillar between glazing.

Application Documentation:

Alongside this Covering Letter, we also submit the following drawings as part of this non-material amendment application:

DRAWING REF.	AUTHOR
24040-GA-100-Proposed GA Setting Out Plan – Ground Floor-B-	Spacelab
24040-GA-101-Proposed GA Setting Out Plan – First Floor-B-	
24040-GA-102-Proposed GA Setting Out Plan – Second Floor-B-	
24040-GA-103-Proposed GA Setting Out Plan – Third Floor-B-	
24040-GA-104-Proposed GA Setting Out Plan – Fourth Floor-B-	
24040-GA-105-Proposed GA Setting Out Plan – Roof-A-	
24040-GA-110-Proposed Elevation AA-Current Revision-	
24040-GA-111-Proposed Elevation BB-A -	
24040-GA-112-Proposed Elevation CC-A -	
24040-GA-113-Proposed Elevation DD-A -	
24040-DR-A-0001-01-Site Location Plan	

We trust that the above and enclosed is all in order and that the application can be validated and progressed. Please do not hesitate to contact me (jp@ntaplanning.co.uk) should you have any queries.

Yours faithfully,



JULIE COWAN PAPOUSKOVA

PLANNER

NTA PLANNING LLP