Planning Service
6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ
E-mail: planningcustomercare@haringey.gov.uk
Website: 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

Land adjacent to Seven Sisters Road and St Ann's Road, London N15

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

533088

Northing (y)

188446

Description

Land adjacent to Seven Sisters Road and St Ann's Road, London N15. Existing green space beside Sir Frederick Messer Estate.

Applicant Details

Name/Company

Title

Mr

First name

Oscar

Surname

Lovelock

Company Name

Formation Design & Build Ltd

Address

Address line 1

38 wembley hill road

Address line 2

38 Wembley Hill Road

Address line 3

Town/City

wembley

County

Country

United Kingdom

Postcode

HA9 8FJ

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Aisling

Surname

Carron

Company Name

Formation design and build

Address

Address line 1

38 wembley hill road

Address line 2

38 Wembley hill Road

Address line 3

Town/City

wembley

County

Country

GB

Postcode

HA9 8FJ

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

Construction of 66 new affordable homes across two new buildings of six storeys each. These include 13 x 1 bed 2 person flats, 1 x 2 bed 3 person maisonette, 27 x 2 bed 4 person flats, 1 x 3 bed 5 person maisonette and 24 x 3 bed 5 person flats.

Reference number

HGY/2024/3315

Date of decision

28/08/2025

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

Refer to the cover letter - copied section below:

The amendments arise from the continued technical design development of the approved scheme and principally relate to matters of compliance, coordination and buildability. In summary, the changes include the minor internal repositioning of the substation and electrical switch room to satisfy UKPN requirements, a minor repositioning of Block 1's footprint to avoid existing underground services, refinements to balcony projections, removal or relocation of items affecting fire escape routes, enclosure of lift lobbies and addition of roof AOVs for fire strategy compliance, minor amendments to entrance arrangements, external column cladding, brick bonding and coursing details, roof-level coordination, and the addition of entrance canopies to support Part M compliance.
These changes are considered to be non-material in planning terms. They do not alter the fundamental nature of the approved development, the approved residential use, the number of homes, the overall architectural intent, or the planning principles established by the consented scheme. The amendments are limited in scope and have been developed to ensure that the approved development can be delivered in a coordinated, compliant and buildable manner.

Where any potential risk of material planning impact could arise, this has been appropriately addressed through supporting information. In particular, the updated daylight and sunlight analysis (SFM-NRG-XX-XX-RP-EN-0002_Daylight And Sunlight Review) assesses the minor adjustment to the Block 1 footprint and concludes that there would be no adverse impact to Block 2 or to existing neighbouring buildings. An arboricultural report addendum has also been provided (26652_ARBAddendum_SFM_042026), confirming that the amendments would not result in any additional impact on retained trees beyond that already assessed and accepted under the original planning consent.

Please state why you wish to make this amendment

Refer to the application report by Delta Architects - copied section below:

These proposed changes to planning permission HGY/2024/3315 mainly respond to structural requirements, UKPN requirements, and fire safety compliance. They have also been proposed with the intention to improve the scheme compliance with Building Regulations and to reduce design hazard risks.
The proposed plans and elevations can have developed from planning stage to construction, in the process of coordination with the Structural Engineer, MEP Engineer, Fire Consultant, SBD Officer, and other consultants.

Are you intending to substitute amended plans or drawings?

- (✓) Yes
- ( ) No

If yes, please complete the following details

Old plan/drawing numbers

21014-Z-XXX-DR-AVA-AR-030000-Location Plan-002
21014-Z-L00-DR-AVA-AR-031000-General Arrangement Plan - Level 00 - Ground Floor-002
21014-Z-L01-DR-AVA-AR-031001-General Arrangement Plan - Level 01 - First Floor-002
21014-Z-L02-DR-AVA-AR-031002-General Arrangement Plan - Level 02 - Second Floor-002
21014-Z-L03-DR-AVA-AR-031003-General Arrangement Plan - Level 03 - Third Floor-002
21014-Z-L04-DR-AVA-AR-031004-General Arrangement Plan - Level 04 - Fourth Floor-002
21014-Z-L05-DR-AVA-AR-031005-General Arrangement Plan - Level 05 - Fifth Floor-002
21014-Z-L06-DR-AVA-AR-031006-General Arrangement Plan - Level 06 - Roof-002
21014-BL01-XXX-DR-AVA-AR-033000-Block 01 North-West & South-East Elevations-002
21014-BL01-XXX-DR-AVA-AR-033001-Block 01 North-East & South-West Elevations-002
21014-BL02-XXX-DR-AVA-AR-033002-Block 02 North-East & South-West Elevations-002
21014-BL02-XXX-DR-AVA-AR-033003-Block 02 North-West & South-East Elevations-002

New plan/drawing numbers

SFM-DAR-XX-XX-DR-AR-0101_Site Location Plan
SFM-DAR-B1-00-DR-A-0200_Block 1 Proposed 00 Floor GA Plan
SFM-DAR-B1-01-DR-A-0201_Block 1 Proposed 01 Floor GA Plan
SFM-DAR-B1-02-DR-A-0202_Block 1 Proposed 02 Floor GA Plan
SFM-DAR-B1-03-DR-A-0203_Block 1 Proposed 03 Floor GA Plan
SFM-DAR-B1-04-DR-A-0204_Block 1 Proposed 04 Floor GA Plan
SFM-DAR-B1-05-DR-A-0205_Block 1 Proposed 05 Floor GA Plan
SFM-DAR-B1-06-DR-A-0206_Block 1 Proposed 06 Floor GA Plan
SFM-DAR-B2-00-DR-A-0207_Block 2 Proposed 00 Floor GA Plan
SFM-DAR-B2-01-DR-A-0208_Block 2 Proposed 01 Floor GA Plan
SFM-DAR-B2-02-DR-A-0209_Block 2 Proposed 02 Floor GA Plan
SFM-DAR-B2-03-DR-A-0210_Block 2 Proposed 03 Floor GA Plan
SFM-DAR-B2-04-DR-A-0211_Block 2 Proposed 04 Floor GA Plan
SFM-DAR-B2-05-DR-A-0212_Block 2 Proposed 05 Floor GA Plan
SFM-DAR-B2-06-DR-A-0213_Block 2 Proposed 06 Floor GA Plan
SFM-DAR-XX-XX-DR-A-0400
SFM-DAR-XX-XX-DR-A-0401
SFM-DAR-XX-XX-DR-A-0402
SFM-DAR-XX-XX-DR-A-0403

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)

28/04/2026

Details of the pre-application advice received

Advised that the changes discussed and shown in the report document should be considered non-material, and that a S96A application would be appropriate to cover these.

Emphasised the importance of clear documentation - to avoid confusion regarding proposed design updates/non-material changes. This led to an updated document being produced in line with the comments; removing backgrounds from drawings that were confusing - and adding clear notes regarding what changes are being proposed.

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

Aisling Carron

Date

06/05/2026