



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

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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

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) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Aron

Surname

Warfman

Company Name

Hillvale Estates Ltd (C/O If architecture)

Address

Address line 1

16C Urban Hive

Address line 2

Theydon Road

Address line 3

Town/City

Londoin

County

N/A

Country

United Kingdom

Postcode

E5 9BQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

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

Erection of a three storey detached dwelling house on a former storage yard located to the rear of 430 West Green Road, fronting Carlingford Road.

Reference number

HGY/2025/1918

Date of decision

15/12/2025

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

The revised plans introduce the following changes:

a) Ground Floor: The bin storage position is swapped with the entrance position. The ground floor bathroom is amended to meet Part M4 (2) requirements. The stair core has also been revised.

b) First Floor: The stair core has been revised.

c) Second Floor: The stair core has been revised. The plant room has been relocated to a new internal position. The former entrance to the plant room has been replaced with a new window serving the en-suite.

d) Elevations: Minor changes are proposed to the ground floor and second floor elevations, with no impact on the overall massing.

e) Sections: Reflecting amendments to the stair core

Please state why you wish to make this amendment

This application under Section 96A seeks to vary Condition 2 of planning permission HGY/2025/1918 to substitute the approved plans with revised plans prepared by IF Architecture. Crucially, the changes represent minor amendments to the approved elevations and floor plans and deliver planning benefits by ensuring compliance with Building Regulations, inclusive design standards, and sustainability objectives.

The amendments are non-material in nature, improving accessibility and refining the ground floor layouts to support compliance with Condition 16, including meeting Part M4(2) requirements of the Building Regulations and fire escape routes in accordance with Building Regulations. The proposal therefore remains wholly consistent with the Officer Report dated 15 December 2025 and the relevant policy framework, reinforcing the acceptability of varying Condition 2.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

IF 25-01/002, IF25-01/100, IF 25-01/101, IF 25-01/102, IF 25-01/200, IF 25-01/204, IF 25-01/300, IF 25-01/301, IF 25-01/302.

New plan/drawing numbers

IF 25-01/002A, IF25-01/100A, IF 25-01/101A, IF 25-01/102A, IF 25-01/200A, IF 25-01/204A, IF 25-01/300A, IF 25-01?301A, IF 25-01 302A.

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

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

Ian Franks

Date

17/05/2026