

Applications under Section 96A

430 West Green Road N15 3PU - HGY/2025/1918

Executive Summary

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.

1.0 Introduction

This application seeks to substitute the approved plans with revised floor plans prepared by IF Architecture. The amendments are minor and non-material, arising from detailed design development and Building Regulations compliance requirements.

2.0 Proposed Amendments – Plan by Plan

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

3.0 Evaluation of Amendments

3.1

To aid understanding of the proposed amendments, this statement cross-references the Delegated Officer Report dated 15 December 2025. The submission demonstrates continuity with the approved scheme and shows how the amendments remain consistent with the planning balance previously established.

3.2

Building on this, the following section sets out a floor-by-floor and elevation analysis. This structured approach ensures that each amendment can be clearly understood in relation to the Council's prior assessment, demonstrating how the revised layouts remain consistent with the approved scheme and reinforce the planning balance already established.

3.3

In summary, by mapping each amendment against the Council's own assessment, the revised layouts remain firmly within the scope of the approved scheme, reinforce the planning balance already struck, and deliver tangible operational and accessibility benefits without introducing any new policy concerns.

4.0 Overall Conclusion

4.1

The proposed amendments are modest, technically necessary, and beneficial in planning terms. They:

- a) Improve accessibility, ensuring compliance with Building Regulations, inclusive design standards, and sustainability objectives.
- b) Align fully with the Officer Report dated 15 December 2025 and relevant planning policies.

4.2

The present application falls within the scope of Section 96A, as the description of development remains unchanged, while the revised plans simply refine the layouts and enhance compliance with inclusive design and sustainability standards.

4.3

IF Architecture therefore respectfully requests that Condition 2 of planning permission HGY/2025/1918 be varied to substitute the approved plans with the revised IF Architecture Revised Plans Summary dated May 2026

IF 25-01/002 - Proposed Site Plan Rev.A – replacing IF 25-01/002 - Proposed Site Plan

IF 25-01/100 - Proposed Groud Floor Plan Rev.A – replacing IF 25-01/100 - Proposed Groud Floor Plan

IF 25-01/101 - Proposed First Floor Plan Rev.A – replacing IF 25-01/101 - Proposed First Floor Plan

IF 25-01/102 - Proposed Second Floor Plan Rev.A – replacing IF 25-01/102 - Proposed Second Floor Plan

IF 25-01/200 - Proposed West Elevation Rev.A – replacing IF 25-01/200 - Proposed West Elevation

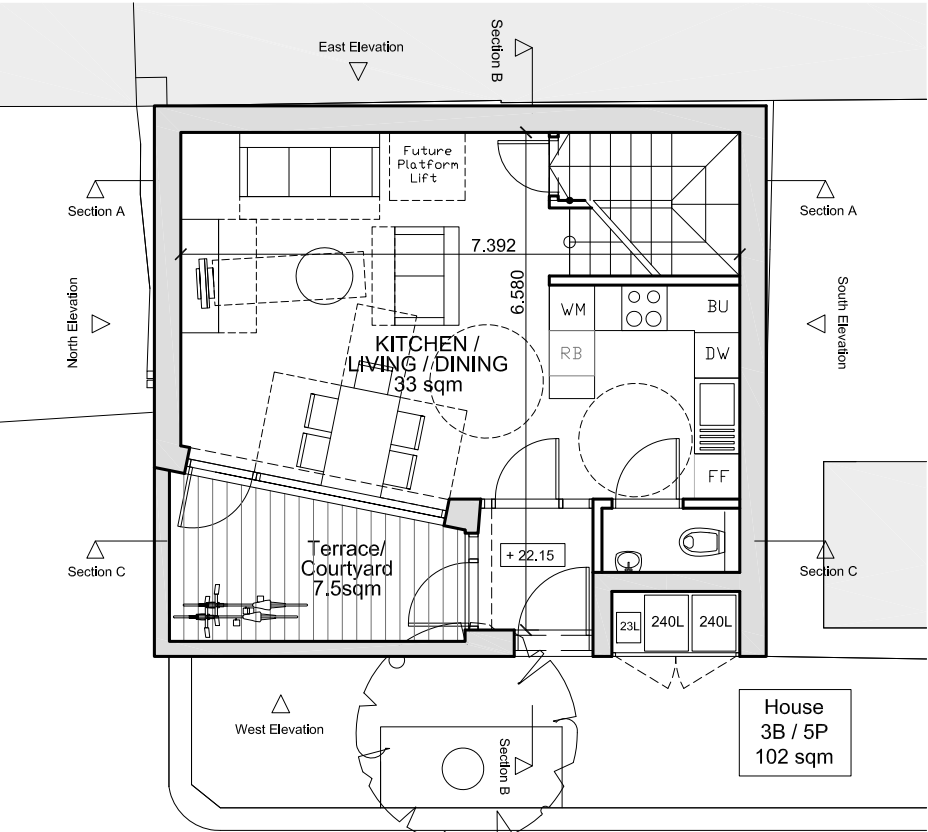
IF 25-01/204 - Proposed Street West Elevation Rev.A – replacing IF 25-01/204 - Proposed Street West Elevation

IF 25-01/300 - Proposed Section A-A Rev.A – replacing IF 25-01/300 - Proposed Section A-A

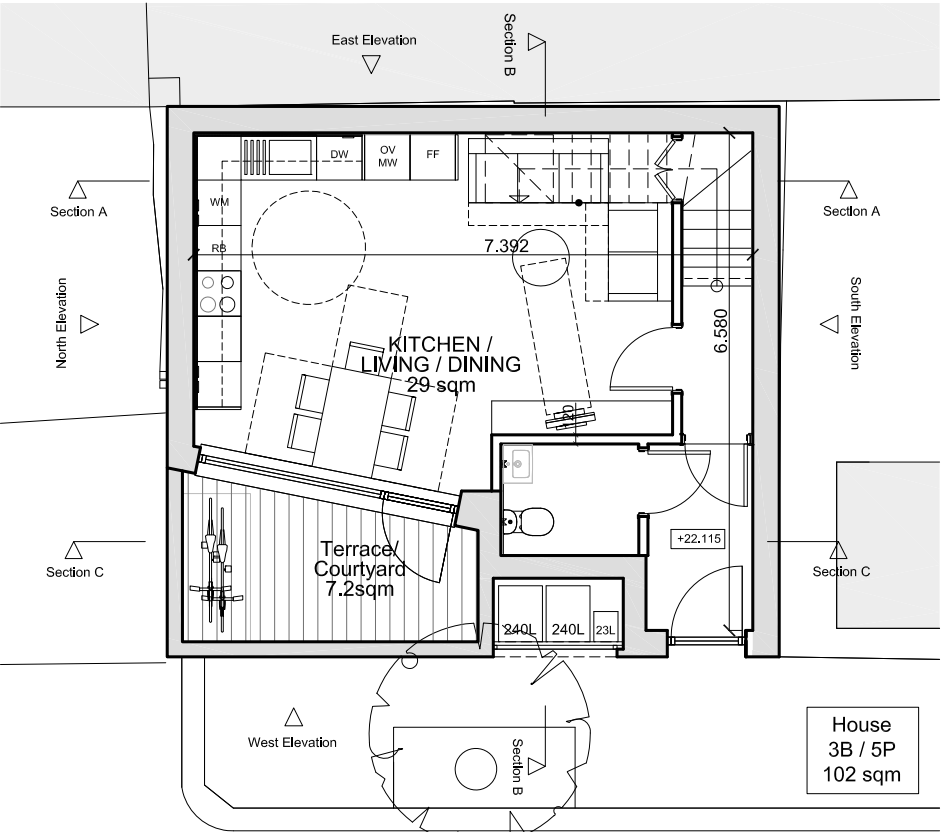
IF 25-01/301 - Proposed Section B-B Rev.A – replacing IF 25-01/301 - Proposed Section B-B

IF 25-01/302 - Proposed Section C-C Rev.A – replacing IF 25-01/302 - Proposed Section C-C

GROUND FLOOR



Consented

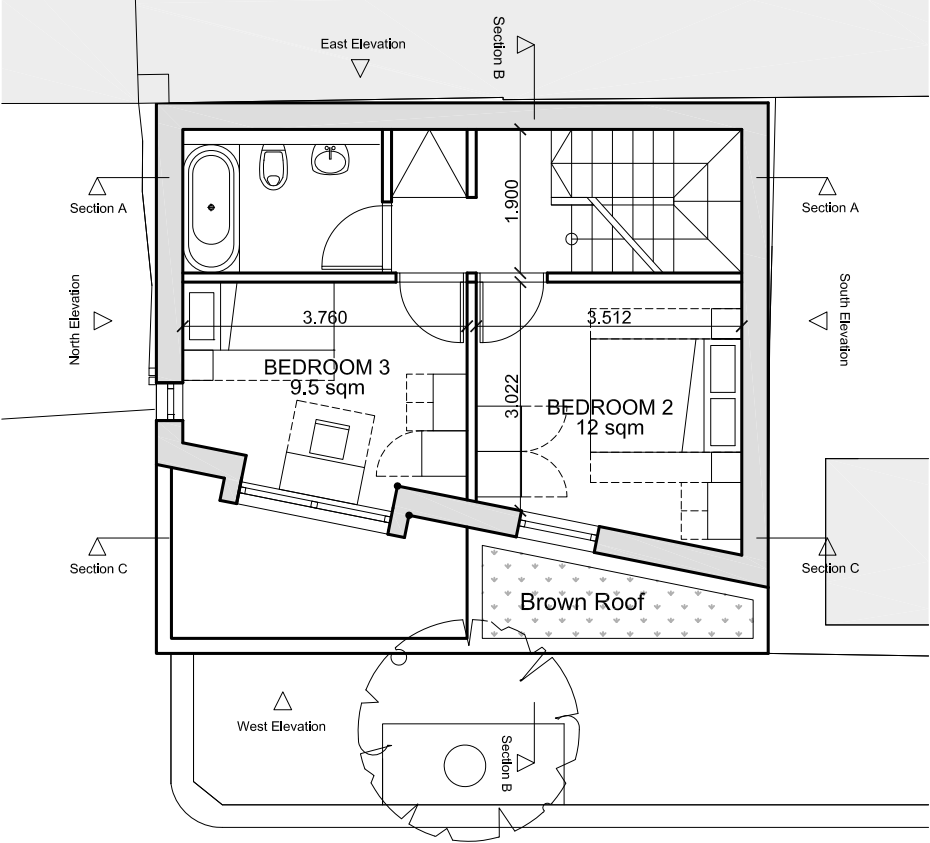


CHANGE SUMMARY

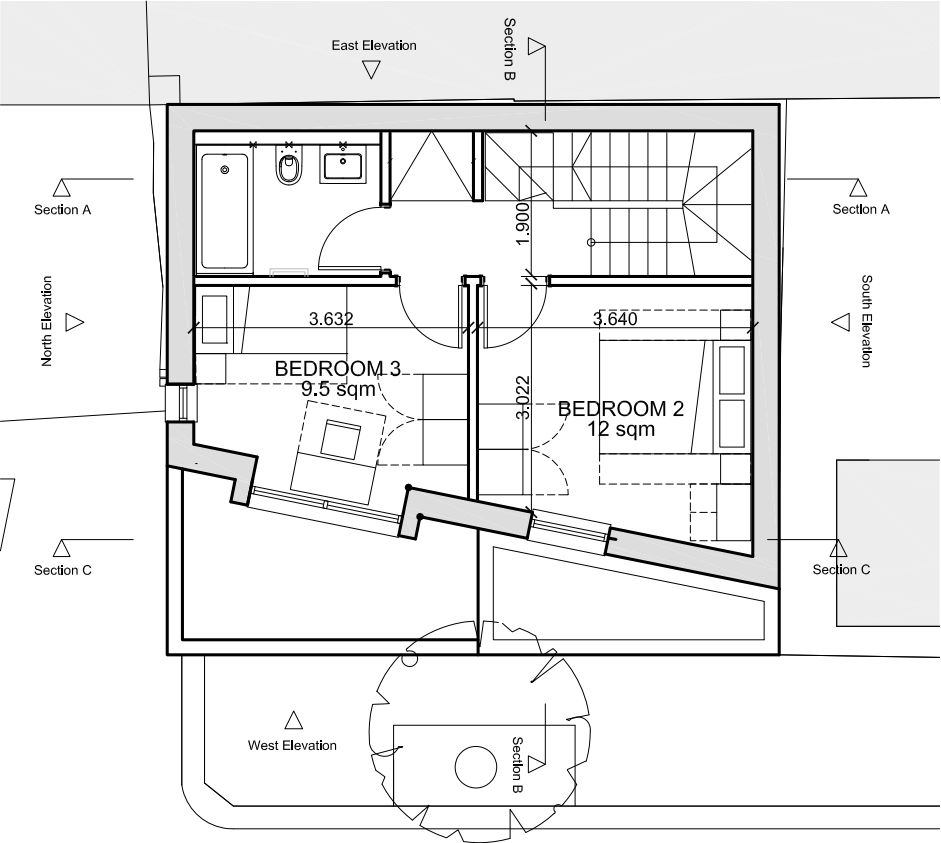
- The bin storage position is swapped with the entrance position.
- The ground floor bathroom is amended to meet Part M4(2) requirements.
- The stair core has also been revised.

Amended

FIRST FLOOR



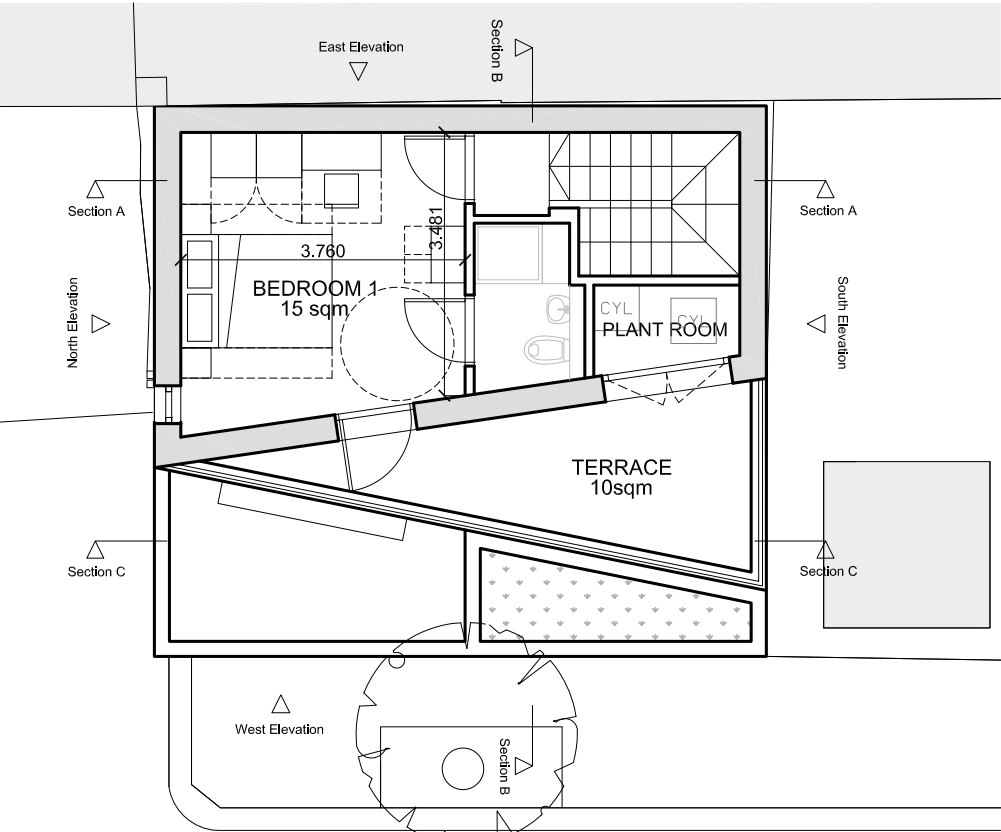
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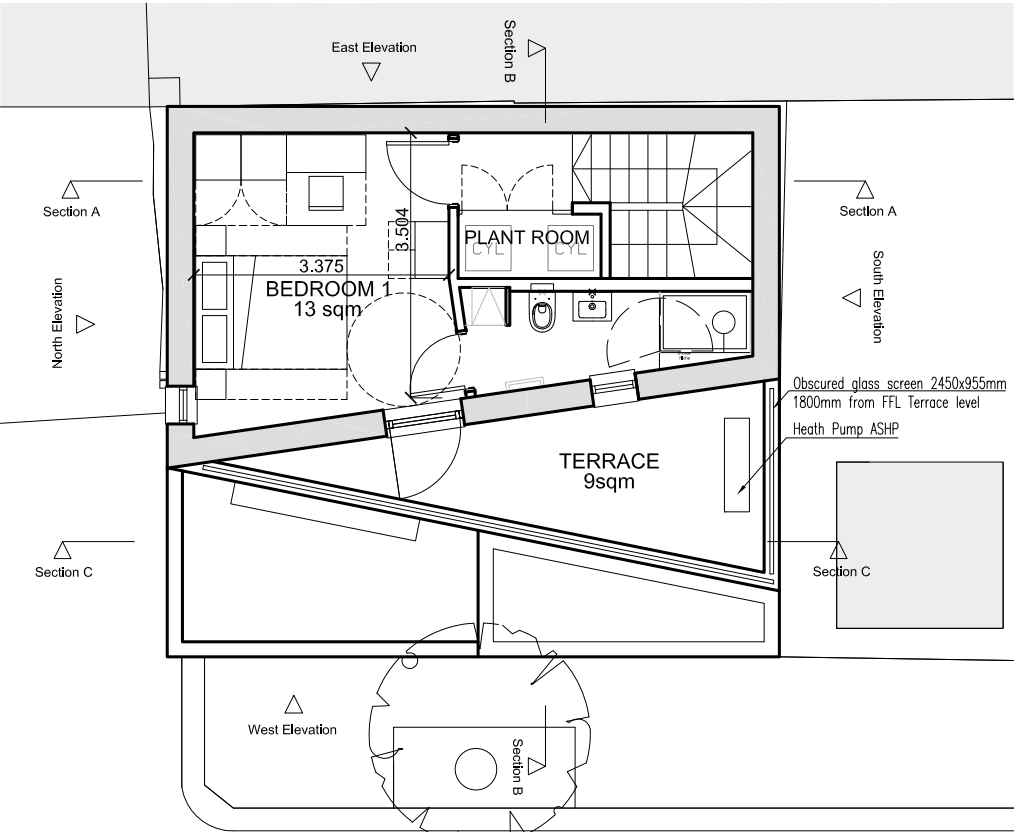
CHANGE SUMMARY
The stair core has been revised

Amended

SECOND FLOOR



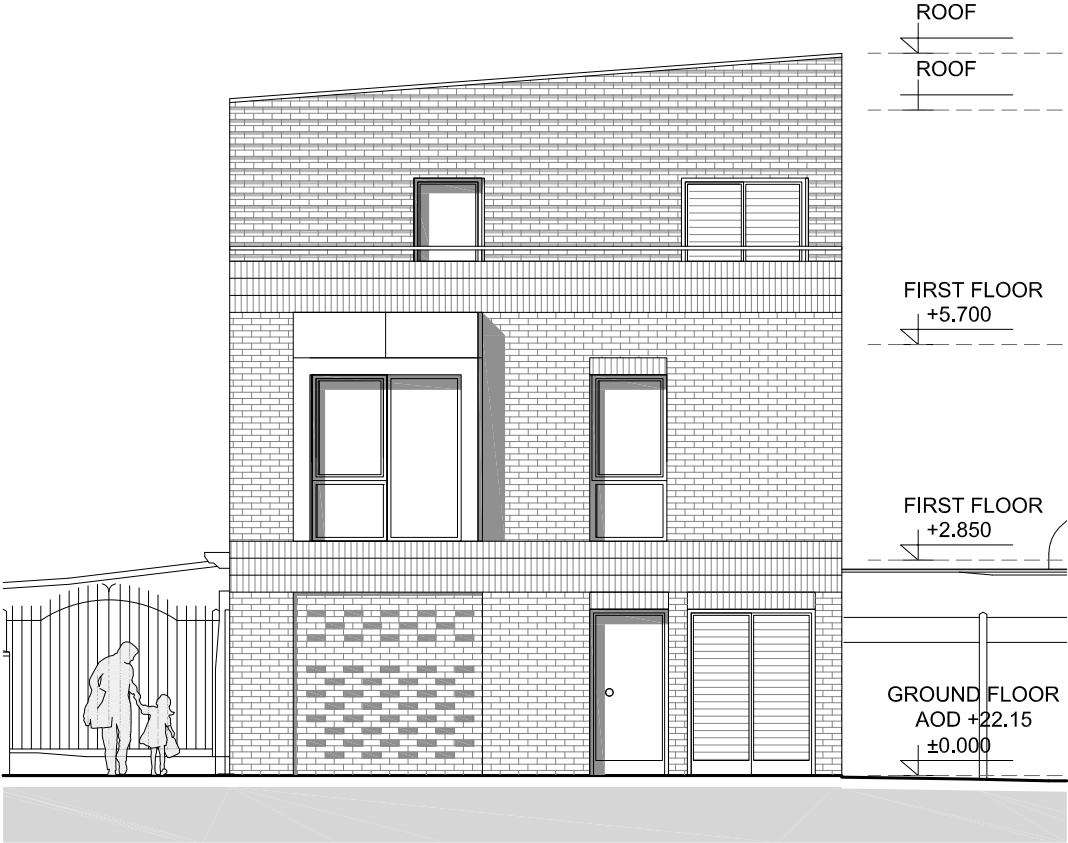
Consented



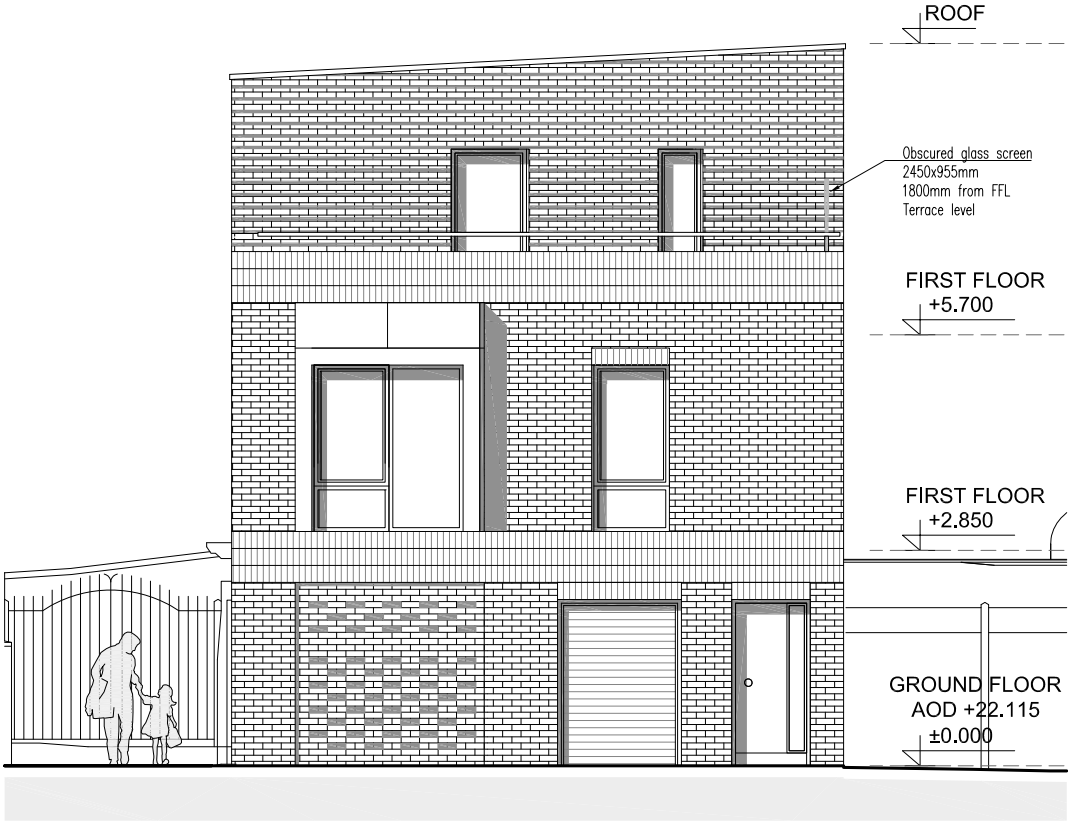
CHANGE SUMMARY
The stair core has been revised

Amended

FRONT ELEVATION



Consented



CHANGE SUMMARY

- Minor changes are proposed to the ground floor and second floor elevations, with no impact on the overall massing.
- The bin storage position is swapped with the entrance position.
- The former entrance to the plant room has been replaced with a new window serving the en-suite on 2nd Floor.

Amended