



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

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: 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

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

Ms

First name

Claudia

Surname

Hogan

Company Name

Address

Address line 1

Flat 1,

Address line 2

16 Lawn Rd,

Address line 3

Town/City

London

County

essex

Country

United Kingdom

Postcode

NW32XR

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

Demolition to the side and rear extensions, replacement of windows on all facades, new front boundary fence and gate, modifications to front porch, side and rear ground floor extensions, first floor extension and outbuilding to the rear.

Reference number

HGY/2025/1908

Date of decision

15/07/2025

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 proposed non-material amendment comprises the following changes to the approved development:

A.

Removal of the secondary steel pergola structure extending from ground-floor level to roof level on the rear elevation of the extension.

B.

Revision to the approved garden outbuilding to raise the building above ground level to accommodate the detailed foundation and floor construction. As a consequence, the overall height measured from ground level increases from 2.5 metres to 3.0 metres. The outbuilding continues to provide a gym and recreational space ancillary to the main dwelling

C.

Removal of one approved side-elevation window, reduction in the size of a second side-elevation window and rear elevation door within the approved rear extension.

The proposed amendments do not alter the approved use, footprint, siting, or overall design principles of the development.

Please state why you wish to make this amendment

The proposed amendments are sought for the following reasons:

A.

The removal of the full-height pergola structure forms part of a value engineering exercise undertaken by the applicant. The omission of this element simplifies the approved scheme, reduces the amount of built form on the rear elevation, and is consistent with comments received from the Local Planning Authority during the pre-application and application stages, where it was questioned whether the pergola structure was necessary and whether it could be omitted.

B.

The changes to the approved garden outbuilding have arisen through detailed design development and structural coordination. The revised design incorporates a screw-pile foundation system, as recommended within the Arboricultural Impact Assessment, to minimise impacts on the adjacent mature oak tree and its root protection area.
The use of screw piles requires a raised floor construction, including a ventilated void beneath the building. Together with the warm green roof build-up required to achieve the approved thermal performance and biodiversity objectives, this necessitates raising the finished floor level and overall height of the building by 500mm. As a result, the overall height of the outbuilding increases from 2.5 metres to 3.0 metres. This amendment is required to accommodate the necessary structural requirements whilst maintaining a functional internal ceiling height. The amended height remains comparable with other garden outbuildings within the locality, including an approved 3.0 metre-high garden room on the neighbouring property. The garden room remains subordinate to the host dwelling, lower than the approved rear extension, and does not materially alter its relationship with the surrounding garden or neighbouring properties.

C.

The removal of one side-elevation window and the reduction in size of a second side-elevation window form part of a value engineering exercise undertaken during the detailed design stage. These amendments have no material impact on the overall appearance, function, or planning acceptability of the approved extension.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

025-AISF-PL-1500

025-AISF-PL-2500

New plan/drawing numbers

025-AISF-PL-1500_Rev A

025-AISF-PL-2500_Rev A

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

PRE/2025/0172

Date (must be pre-application submission)

17/06/2025

Details of the pre-application advice received

Ground floor rear extension

The proposed ground floor rear extension has a unique shape with a modern style with the intent on bringing the outside in. The internal extension matches the depth at No.30 as well as an overhang structure which exceeds beyond this point. The proposed rear ground floor extension needs to be reduced in size so that no part exceeds beyond the adjoining properties extension (No.30). The current depth and size of the proposal is considered to be bulky and would be perceived as overbearing to the adjoining property. From the application material provided it is not clear what the height of the extension is at the adjoining boundary to No. 32.

Officers recommend removing the metal overhang structure which will ultimately reduce the depth of the extension to a more appropriate scale. Furthermore, Officers recommend a height of no more than 3 metres on the boundary. These changes will provide an extension that is more appropriately scaled for the host dwelling whilst ensuring it is not negatively impacting on the adjacent property’s amenity.

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

Janine Antoine

Date

08/06/2026