

5 June 2026



Benjamin Coffie,
London Borough of Haringey
Planning Service
River Park House
225 High Road
London
N22 8HQ

Henry Bell
E: henry.bell@savills.com
DL: +44 (0) 2038109809
F: 07977030131

33 Margaret Street W1G 0JD
savills.com

Dear Benjamin,

Variation of Condition 2 (Approved Drawings)

Site: St Matthews Court, 7b Coppets Road, Hornsey, London, N10 1NW

Following on from our recent conversation, this application has been submitted pursuant to Section S.96a of the Town and Country Planning Act 1990 (as amended) seeking to vary Condition 2 (Approved Drawings) attached to the planning permission granted on appeal (Ref: HGY/2023/2653 / APP/Y5420/W/25/3361804).

The approved development comprises the construction of a new residential building (Use Class C3) providing six residential units, together with associated landscaping, cycle and car parking.

This application seeks consent for non-material amendments to the approved drawings, specifically in relation to the undercroft parking area at lower ground floor level.

This application is supported by the following documentation:

- **Site Location Plan**, prepared by JKA Development Consultants;
- **Revised Proposed Drawings**, prepared by JKA Development Consultants; and
- **CIL Form 1**, prepared by Savills Planning.

The Application Forms has been submitted and requisite application paid via the Planning Portal

Site and Background

The application site forms part of St Matthews Court and was the subject of a successful planning appeal, which granted permission for the redevelopment of part of the site to provide a new residential building.

In allowing the appeal, the Inspector concluded that:

- The proposed development is acceptable in terms of layout, scale and design; ;
- There would be no unacceptable harm to neighbouring amenity
- The scheme complies with the development plan as a whole
- The delivery of six new homes attracts positive weight in the planning balance

The approved scheme includes undercroft car parking at lower ground floor level beneath the proposed building.

Proposed Amendments

The proposed amendments relate solely to the configuration and enclosure of the undercroft parking area.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



The key changes are as follows:

- Removal of part of enclosing perimeter walls at lower ground floor level
- Introduction of a predominantly open-sided undercroft, with more than 50% of the perimeter open
- Provision of partially uncovered parking areas
- Retention of structural support through columns/pilotis rather than enclosed walls

The revised arrangement results in a space that is visually open rather than an enclosed internal floorspace.

There are no changes proposed to:

- The building's height, scale, or massing
- The number of residential units
- The overall site layout or landscaping strategy
- Access arrangements or parking provision (in terms of quantum).

Approved vs Proposed Drawings

Approved Drawing	Drawing Number	Proposed Replacement Drawing	Drawing Number
Proposed General Arrangement Plan – Lower Ground Floor	20169-LSI-AAA-LG-DR-A-1300 SO P03	Proposed General Arrangement Plan – Lower Ground Floor (Revised Undercroft Layout)	767-P-01
Proposed General Arrangement Elevations	20169-LSI-AAA-00-DR-A-1001 SO2 P02	Proposed General Arrangement Elevations	767-P0-2

Planning Assessment of Proposed Amendments

Section 96a

Section 96a of the Town and Country Planning Act 1990 (as amended) enables non-material changes to be made to existing planning permissions through a simple and quick route.

National Planning Practice Guidance (NPPG) reveals that there is no statutory definition of what is 'non-material' as this is dependent on the context of the overall scheme.

In this application, the proposed changes would amount to non-material amendments in the context of the overall development as they refer to the removal of enclosing perimeter walls in the parking areas of the Site and creation of an open-sided undercroft.

The proposals do not seek to alter the height, scale or massing of the consented building or the number of residential units provided.

Consequently, it is our view that the proposed changes amount to non-material amendments and this is the correct procedural route for the purposes of planning.

Design and Visual Impact

The removal of enclosing walls at ground level introduces a more open and visually permeable form of development. This reduces the perceived bulk of the structure at lower level and reinforces the subordinate role of the parking area beneath the residential accommodation. Whilst improving the natural ventilation of the car park area removing any need for mechanical ventilation.

The Inspector previously found the design approach acceptable, and the proposed amendments:

- Maintain the overall architectural composition
- Improve openness within the site
- Do not alter the scale or massing of the building

Accordingly, the development is acceptable in terms of design and continues to accord with Harringay Local Plan.

Impact on Neighbouring Amenity

The amendments would have **no adverse impact on neighbouring amenity**. In particular:

- No changes to building height, footprint, or siting
- No increase in overlooking, loss of privacy, or sense of enclosure
- No change to daylight or sunlight impacts

The conclusions reached by the Inspector in respect of neighbouring amenity therefore remain unchanged and fully applicable.

Highways and Parking

The proposal retains the same level of car parking provision and does not alter access or circulation within the site.

The Council previously accepted the parking arrangements as suitable for the site's sustainable location, and the revised open-sided configuration does not affect this position.

Community Infrastructure Levy (CIL) Context and Deliverability

The amendments have been developed in response to ongoing discussions with Harringay CIL team regarding the Community Infrastructure Levy (CIL) and the correct application of Gross Internal Area (GIA) calculations.

The revised undercroft arrangement:

- Is predominantly open-sided
- Includes partially uncovered areas; and therefore
- Does not comprise enclosed internal floorspace

While CIL is a separate regulatory matter, the proposed amendments represent a pragmatic design response which supports the viability and deliverability of the consented development.

Summary

This Section 96a application seeks a variation to Condition 2 to allow amendments to the undercroft parking arrangement.

The proposed changes:

- Do not change the description of development
- Are non-material in nature and do not alter the fundamental characteristics of the scheme
- Result in a more open and visually permeable design outcome
- Give rise to no additional planning harm

- Maintain full compliance with the development plan
- Support the viability and delivery of six consented homes

Accordingly, the proposed variation of Condition 2 is considered to be acceptable in planning terms, and planning permission is respectfully sought.

Please do not hesitate to contact me via the details of this letter head if you would like to discuss.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Henry Bell".

Henry Bell MRTPI
Associate
Savills (UK) Ltd