

Revenue & Finance

Kevin Tohill Planning Advisor to the Housing Delivery Team



Date: 10th June 2026

Your ref: HGY/2022/0859

London Borough of Haringey
Planning Department
Development Management
Alexandra House
10 Station Road, Wood Green
N22 7TR

Dear Sir/Madam,

Non-material Amendment (NMA) Application to Planning Permission Ref: HGY/2022/0859

Barbara Hucklesbury Close, London, N22 6PQ - NMA application to alter the trigger for the following planning condition:

Please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 for a non-material amendment to planning permission ref: HGY/2022/0859.

The purpose of this application is to amend the trigger for the planning condition which relate to refuse and recycling details, which is currently required as pre-commencement condition, which would hold up the commencement of the development on site as the conditions can only be dealt with once a contractor is in place.

The other pre-commencement transport and contamination conditions have been submitted to the Local Planning Authority (LPA). This waste and recycling condition to which this trigger change request relates, is not considered to be relevant at this stage in the development and we would therefore request that the triggers are pushed back slightly to a more appropriate stage in the development construction programme.

Condition seeking alteration:

15 Refuse and recycling

Background

Full planning permission for the development of Barbara Hucklesbury Close was granted on 16th June 2023 for a part one, two and three-storey building to provide supported living accommodation (Use Class C2) comprising 14 one-bedroom homes, a support office and communal garden.

Planning permission ref: HGY/2022/0859 approved the following development:

“Demolition of existing eight bungalows and the construction of a part one, two and three-storey building to provide supported living accommodation (Use Class C2) comprising 14 one-bedroom homes, a support office and communal garden. Provision of two wheelchair accessible parking bays, refuse/recycling and cycle stores and landscaping.”

Proposed Amendments

The council housing delivery team is seeking to amend the above planning condition which relate to refuse and recycling details. This condition currently has very early trigger point on the submission of the information, which is not the typical point in the construction design and development process for these issues to be finalised and resolved, as such if we are to deal with them on the current trigger points, this will hold up the commencement of the development on site as the conditions can only be dealt with once a contractor is in place. We would therefore like to apply to change the trigger points to a more relevant point in the construction timeline, to avoid any duplication of work and holding up the development.

It is our view that the following proposed trigger changes is very minor in nature and would not materially impact any of the intention or requirements of the conditions attached to the planning permission ref: HGY/2022/0859.

Condition amendments proposed (**trigger change highlighted in red**):

15 Refuse and Recycling Details

No development shall take place until a detailed scheme for the provision of refuse and waste storage, and recycling facilities **has been** submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.

Changes sought:

Prior to the commencement of above ground works, a detailed scheme for the provision of refuse and waste storage, and recycling facilities **shall be** submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.

Reason for changes:

This condition refers to the details and design of the refuse and recycling stores. We would simply like this to be fully worked up in conjunction with the main detailed design work, and therefore we consider the trigger in line with the main detailed design condition, would make more sense. The

proposal would still require the condition to be submitted, approved and implemented prior to the occupation of the new development, therefore would not materially change the requires of the conditions, simply the timing.

Conclusion

The amendments to the scheme proposed under this Section 96a application seek to address the challenges of delivering the scheme without delay, while ensuring that the requirements of the conditions attached to planning permission ref: HGY/2022/0859 can be fully implemented.

We consider that while the refuse and recycling condition is proposed to be amended, the proposed change is considered typical and in line with most similar planning conditions, and as they would not prevent any of the conditions being fully addressed and discharged, it is considered that these can be regarded as non-material, as there would be no material change to the outcome of the conditions.

We trust the submitted information sufficient to determine this application, but should you require additional information or clarification, please don't hesitate to contact us.

Kind regards,

A handwritten signature in black ink, appearing to read 'K. Tohill', with a stylized flourish extending from the end.

Kevin Tohill

Planning Advisor to the Housing Delivery Team