

30/04/2026

Planning Service
London Borough of Haringey
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY

Dear Sir / Madam,

**Town and Country Planning Act 1990 — Section 96A Non-Material Amendment
Application**

Site: Land adjacent to Seven Sisters Road and St Ann's Road, London N15

Planning Permission Ref: HGY/2024/3315

Proposal: Non-material amendments to approved development

Please find enclosed a Section 96A application seeking approval for non-material amendments to the approved planning permission for the Sir Frederick Messer Estate development.

The proposed amendments are set out in the accompanying **NMA Section 96 Application Design Change Proposal Report**, prepared by Delta Architects, Revision P05, dated April 2026, together with the updated drawing schedule and supporting information.

The amendments arise from the continued technical design development of the approved scheme and principally relate to matters of compliance, coordination and buildability. In summary, the changes include the minor internal repositioning of the substation and electrical switch room to satisfy UKPN requirements, a minor repositioning of Block 1's footprint to avoid existing underground services, refinements to balcony projections, removal or relocation of items affecting fire escape routes, enclosure of lift lobbies and addition of roof AOVs for fire strategy compliance, minor amendments to entrance arrangements, external column cladding, brick bonding and coursing details, roof-level coordination, and the addition of entrance canopies to support Part M compliance.

These changes are considered to be non-material in planning terms. They do not alter the fundamental nature of the approved development, the approved residential use, the number of homes, the overall architectural intent, or the planning principles established by the consented scheme. The amendments are limited in scope and have been developed to ensure that the approved development can be delivered in a coordinated, compliant and buildable manner.

Where any potential risk of material planning impact could arise, this has been appropriately addressed through supporting information. In particular, the updated daylight and sunlight analysis (SFM-NRG-XX-XX-RP-EN-0002_Daylight And Sunlight Review) assesses the minor adjustment to the Block 1 footprint and concludes that there would be no adverse impact to Block 2 or to existing neighbouring buildings. An arboricultural report addendum has also been provided (26652_ARBAddendum_SFM_042026), confirming that the amendments would not result in any additional impact on retained trees beyond that already assessed and accepted under the original planning consent.

The scope and impact of the amendments have also been reviewed with Haringey planning officers through two pre-submission meetings. The first meeting, held on **02 April 2026**, reviewed the proposed changes and their planning implications. The second meeting, held on **28 April 2026**, reviewed the submission document and proposed amendments. During these discussions, it was agreed that the changes could be addressed through a non-material amendment application.

On this basis, the enclosed amendments are respectfully submitted for approval under Section 96A of the Town and Country Planning Act 1990.

Yours faithfully,

Oscar Lovelock
Design Manager
Formation Design & Build Ltd