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24th June 2027

Planning, Building Standards &
Sustainability Service
London Borough of Haringey

Dear Sir or Madam,

**RE: 69 Barrenger Road, Hornsey, London, N10 1HU – Planning Application Ref:
HGY/2025/3565**

We write in support of this Section 73 application seeking consent for a series of minor material amendments to the approved garden studio under application HGY/2025/3565.

This Section 73 application seeks permission for a number of minor material amendments to the approved development (ref. HGY/2025/3565), following detailed design development and further consideration of site-specific constraints, neighbouring relationships and opportunities for enhanced sustainability and biodiversity. The overall scale, use and footprint of the approved garden studio remain substantially unchanged.

Fenestration adjustments

Minor revisions are proposed to the location and sizing of windows and doors. In particular, the previously approved south-facing window has been removed in response to the close proximity of the neighbouring site and the relationship with the neighbouring garden studio. This amendment reduces opportunities for overlooking and improves privacy for adjacent occupiers.

There are also minor adjustments to the window and door arrangement facing back towards the main house, including the relocation of one door and a slight increase in window size to improve functionality, daylight provision and reduction of overheating potential.

Revised terrace and access arrangement

The footprint of the studio remains unchanged, however, the sunken terrace and access area have been slightly enlarged to improve waterproofing, drainage and weather protection and to provide more usable external amenity space. The revised configuration also facilitates a stepped planter approach to the retaining walls, allowing for enhanced planting and biodiversity and improving the integration of the development within the surrounding landscape. In addition, the increased extent of the sunken terrace provides a greater degree of separation from the main house, resulting in improved privacy.

Change from sedum to semi-intensive green roof

A modest increase in height is proposed to accommodate the build-up required for the proposed wildflower roof system. This semi-intensive green roof solution will provide enhanced biodiversity benefits and contribute positively to sustainable urban drainage and ecological value. Please see the accompanying landscape designer's note below, and attached information in the advantages and buildup requirements and species:

With the stresses on traditional ecosystems and the environment in general, finding ways to improve biodiversity in our cities has never been more vital. The decline in our insect population and attendant habitat loss call for radical approaches. Allowing for a deeper growing medium enables a wider range of plants to be included compared to sedum green roofs, including wildflowers and herbs, which support a wider range of insects. We propose a wildflower mat with mainly UK native species for the Barrenger Rd studio roof which will connect with wildflower planting in the park immediately to the back of the garden. Semi-intensive green roofs require a buildup of ~ 150mm, including 100mm of substrate growing medium and wildflower vegetation ranges in height from 40-80cm during the growing season.

In addition, given the natural fall of the land, the studio roof will integrate almost seamlessly into the gardenscape when viewed from the house ground floor and from the deck to the rear of the house. This provides pleasing visual consistency and a coherent planting palette with the rest of the garden, which will be a drought-tolerant, low input scheme throughout.

The case for permeable paving

Given the location of the lower patio, far from house and street drainage, the need for rainwater attenuation is paramount. A permeable paving solution allows for water infiltration into the ground below in a controlled manner. We propose to use small unit paving which naturally provides multiple joints for water percolation. These will be laid on a permeable bedding layer over a DTp3 subbase.

Retaining wall and landscape revisions

The retaining walls to the terrace have been revised to incorporate stepped planters. This approach enables the structure to integrate more naturally within the landscape while also creating opportunities for additional planting and biodiversity enhancement. It also mitigates the potential waterproofing issues around the junction details between the studio and ground level of the previous proposal.

Fire separation

In response to the proximity of neighbouring structures and to achieve the required fire performance standards, the southern elevation material has been revised. The previously proposed timber cladding has been replaced with a profiled metal finish to provide the necessary level of fire resistance and maintain appropriate fire separation distances. The colour and appearance of the metal cladding will match the timber cladding colour and complement the wider palette of materials and ensure visual consistency with the approved design.

These amendments are considered to be minor and do not alter the overall character, use or planning principles of the approved development. They have arisen through the detailed design process and respond positively to neighbouring relationships, opportunities for enhanced sustainability and biodiversity and the practical constraints of the site.

We trust the enclosed drawings and supporting information are sufficient for the determination of this application. Please do not hesitate to get in touch should you require further information.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Scragg', with a stylized, flowing script.

Joe Scragg
Project Architect
On behalf of Collective Works LLP

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