

Andrew Ardill RIBA
86 Southwood Lane
Hornsey
London
N6 5SY

26th June 2026

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

Application for a Non-Material Amendment
Section 96A of the Town and Country Planning Act 1990
Planning Reference: HGY/2025/2929
Site: 86 Southwood Lane, Hornsey, London, N6 5SY

Dear Sir/Madam,

I write to apply, under section 96A of the Town and Country Planning Act 1990, for a non-material amendment to planning permission HGY/2025/2929, granted on 27th January 2026. The amendment relates solely to the means of achieving the textured concrete finish to the lower section of the south boundary retaining wall. No other aspect of the approved scheme is altered.

This element was included within the recently refused application HGY/2026/1380. In determining that application, the Council's officer report expressly found that the change to the concrete finish "would not have an impact on the heritage assets". This application addresses that element alone.

1. The proposed amendment

The approved drawings, in particular SWL-SEC-11 (P7), describe the finish to the lower retaining wall as a "textured bamboo imprinted concrete finish". I propose to achieve that finish using the Reckli 'Friesland' formliner (Reckli SELECT collection), which produces the irregular vertical, bamboo and reed-inspired profile described in the approved drawings. An amended drawing, SWL-SEC-11 (P9), is enclosed, together with an illustration of the formliner pattern at Appendix 1. This is the only change; all other aspects of the approved boundary wall remain exactly as approved.

2. The amendment is non-material

The amendment is non-material for the following reasons:

- It is a clarification of the means of executing a textured concrete finish that is already approved. The design intent, namely a textured, vertical, bamboo and reed-inspired concrete surface that contrasts with the brickwork above, is unchanged.
- The vertical linear character of the Friesland formliner is consistent with the graphic hatch already used to depict the concrete finish on the approved boundary elevation, drawing

SWL-ELE-09 (P4). The proposed formliner therefore delivers the visual intent already shown on the approved drawings, rather than altering it.

- As noted above, the Council's officer report on application HGY/2026/1380 found that this change to the concrete finish would have no heritage impact.
- The lower retaining wall is on the southern boundary and is not visible from the public realm.
- There is no change to the height, position, scale or form of the wall, or to any other element of the approved scheme, and no effect on the amenity of any neighbouring property.
- The amendment gives rise to no new or different policy considerations.

3. Conclusion

For these reasons the amendment is genuinely minor and does not alter the substance of the approved development. I respectfully request that it be agreed as a non-material amendment under section 96A.

Yours faithfully,



Andrew Ardill

BSc(Hons), BArch, RIBA, ARB
Chartered Architect

Enclosures:

- Amended drawing SWL-SEC-11 (P9) - Proposed Boundary Wall Design
- Appendix 1 - Proposed Formliner Pattern: Reckli 'Friesland'