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21.07.2026

Dear Mr Parker,

10 ELLINGTON ROAD, HORNSEY, LONDON, N10 3DG

On behalf of our client, Ellington Road Development Limited, the incoming landowner, we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 for a non-material amendment to planning permission HGY/2023/1406, granted on 26th April 2024. The consented development is described as:

“Demolition of the existing buildings and erection of 5 replacement residential units, arranged as two terraced houses and three flats.”

Proposed Amendments

We seek to revise the above description of development to:

“Demolition of the existing buildings and erection of replacement residential units”

For the avoidance of doubt, if the amendment is granted the development would still relate to the scheme originally consented (as controlled by the consented drawings). This Section 96a application is merely a technical pre-step, necessary to supplement the Applicant's concurrent application for a Section 73 amendment which seeks to amend unit configuration of the approved residential scheme. The need for this pre-step has arisen following relevant case law in November 2019 (*Finney v Welsh Ministers & Ors. Case Number: C1/2018/2922*).

In support of this application, we enclose the following documents:

- Application Form
- This Covering Letter
- Site Location Plan

The application fee has been paid via the Planning Portal. We look forward to receiving confirmation that the application is valid.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Crisp'.

Elizabeth Crisp MSc
Planner
Centro Planning Consultancy