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29 July 2026

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2010**

Case Reference	HGY/2026/1633
Location	St Matthews Court 7b, Coppetts Road, Hornsey, London, N10 1NW
Proposal	Non-Material Amendment to planning permission (ref: APP/Y5420/W/22/3308350) dated 03/05/2023 for the construction of a new residential building (use class C3), together with landscaping, cycle and car parking, and associated works; namely to remove of part of enclosing perimeter walls at lower ground floor level, introduction of a predominantly open-sided undercroft, with more than 50% of the perimeter open, provision of partially uncovered parking areas & retention of structural support through columns/pilotis rather than enclosed walls.
Received	9 June 2026

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, APPROVE your application as a non-material amendment.

Title	Description	Date
767-P-02 proposed general arrangement elevations.pdf	Elevation (Front) - Proposed	9 June 2026
767-P-01 proposed general arrangement plan car parking.pdf	Layout Plan - Existing	9 June 2026
767-P-03 location plan.pdf	Block plan of the site	9 June 2026

**Head of Development Management and Planning Enforcement
Planning Service**

