

TURN LIMITED

252 Archway Road

13 August 2026

Eunice Huang
Haringey Council

Dear Eunice,

I am writing in response to your request to provide supporting justification for the non-material amendment submitted for the minor internal layout revisions to the commercial unit at the above address.

In order to comply with condition 3 of the planning consent HGY/2023/3005 we are required to incorporate a secure cycle store as part of the new development. In order to ensure the cycle store is practical and easily accessible we propose to position this at the entrance to the new dwelling.

This space was originally identified to be ancillary accommodation for the retail unit. However, during the initial strip-out of the premises it has been confirmed that the main structural spine wall of the property sits further back on the plans than previously identified, the unit is slightly wider and we are able to open up the area below the pavement light, resulting in an increase in the main retail accommodation.

These changes result in an overall increase in the retail accommodation to 72m² from 65m², with 34m² retained at ground level, a slight reduction from the previous 35m² identified, but provides a far more efficient and flexible space on the ground floor and maximises flexibility for the incoming tenant.

Project Overview:

Applicant: Turn Limited

Project Address: 252 Archway Road, London N6 5AX

Planning Application Reference: PP-12142673/HGY/2023/3005

We consider these changes to be non-material because:

- The primary zoned commercial accommodation remains unchanged.
- The overall commercial floor space has increased.
- The minor reduction at ground level is negligible and offset by improved spatial quality.
- The revisions enable compliance with condition 3 without impacting the

character of the building.

We remain committed to providing a highly functional retail unit as part of the development and happy to provide any addition documentation required by the planning authority. Please do not hesitate to contact us if you need further clarification or details regarding this proposal.

Yours sincerely,

Leesa Paton

Turn Limited