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25 August 2026

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

Case Reference	HGY/2026/1284
Location	Land adjacent to Seven Sisters Road and St Ann's Road, London N15
Proposal	Non-Material Amendment to planning permission reference HGY/2024/3315 to include minor adjustment to position of Block 1, relocation of substation and electrical switch room, amendment to cantilevered balconies, changes to internal layout, facade details , an entrance canopy and additional privacy screening.
Received	7 May 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
SFM-DAR-B1-04-DR-A-0204_Block 1 Proposed 04 Floor GA Plan.pdf	Floor plan	23 June 2026
260619_Sir Frederick Messer Estate NMA_P6Part-1.pdf	Supporting planning statement	23 June 2026
260619_Sir Frederick Messer Estate NMA_P6Part-3.pdf	Supporting planning statement	23 June 2026
26652_ARBAddendum_SFM_042026.pdf	Other relevant information	23 June 2026
AttachmentSummary.pdf	A summary of the attachments in the proposal	23 June 2026
Sir Frederick Messer Estate NMA_Cover Letter.pdf	Covering letter	23 June 2026
SFM-DAR-XX-XX-DR-A-0400.pdf	Elevation (Front) - Proposed	23 June 2026
21014-Z-L00-DR-AVA-AR-031000-General Arrangement Plan - Level 00 - Ground Floor-002.pdf	Floor Plan - Existing	23 June 2026
SFM-DAR-B1-06-DR-A-0206_Block 1 Proposed 06 Floor GA Plan.pdf	Roof Plan - Proposed	23 June 2026

SFM-DAR-B1-00-DR-A-0200_Block 1 Proposed 00 Floor GA Plan.pdf	Floor plan	23 June 2026
21014-Z-L06-DR-AVA-AR-031006-General Arrangement Plan - Level 06 - Roof-002.pdf	Roof Plan - Existing	23 June 2026
SFM-DAR-B2-06-DR-A-0213_Block 2 Proposed 06 Floor GA Plan.pdf	Roof Plan - Proposed	23 June 2026
SFM-DAR-B1-05-DR-A-0205_Block 1 Proposed 05 Floor GA Plan.pdf	Floor plan	23 June 2026
SFM-DAR-B2-02-DR-A-0209_Block 2 Proposed 02 Floor GA Plan.pdf	Floor plan	23 June 2026
21014-Z-L04-DR-AVA-AR-031004-General Arrangement Plan - Level 04 - Fourth Floor-002.pdf	Floor Plan - Existing	23 June 2026
21014-Z-L02-DR-AVA-AR-031002-General Arrangement Plan - Level 02 - Second Floor-002.pdf	Floor Plan - Existing	23 June 2026
SFM-DAR-XX-XX-DR-A-0402.pdf	Elevation (Front) - Proposed	23 June 2026
SFM-DAR-B2-03-DR-A-0210_Block 2 Proposed 03 Floor GA Plan.pdf	Floor plan	23 June 2026
21014-BL02-XXX-DR-AVA-AR-033003-Block 02 North-West and South-East Elevations-002.pdf	Elevation (Rear) - Existing	23 June 2026
SFM-DAR-B1-03-DR-A-0203_Block 1 Proposed 03 Floor GA Plan.pdf	Floor plan	23 June 2026
SFM-DAR-B2-05-DR-A-0212_Block 2 Proposed 05 Floor GA Plan.pdf	Floor plan	23 June 2026
SFM-DAR-B1-02-DR-A-0202_Block 1 Proposed 02 Floor GA Plan.pdf	Floor plan	23 June 2026
21014-BL02-XXX-DR-AVA-AR-033002-Block 02 North-East and South-West Elevations-002.pdf	Elevation (Front) - Existing	23 June 2026
21014-Z-L05-DR-AVA-AR-031005-General Arrangement Plan - Level 05 - Fifth Floor-002.pdf	Floor Plan - Existing	23 June 2026
SFM-DAR-B2-01-DR-A-0208_Block 2 Proposed 01 Floor GA Plan.pdf	Floor plan	23 June 2026
21014-Z-XXX-DR-AVA-AR-030000-Location Plan-002.pdf	The location plan	23 June 2026
21014-Z-L01-DR-AVA-AR-031001-General Arrangement Plan - Level 01 - First Floor-002.pdf	Floor Plan - Existing	23 June 2026
21014-Z-L03-DR-AVA-AR-031003-General Arrangement Plan - Level 03 - Third Floor-002.pdf	Floor Plan - Existing	23 June 2026
SFM-DAR-XX-XX-DR-A-0101_Site Location Plan.pdf	The location plan	23 June 2026
SFM-NRG-XX-XX-RP-EN-0002_Daylight And Sunlight Review.pdf	Daylight or sunlight assessment	23 June 2026
21014-BL01-XXX-DR-AVA-AR-033001-Block 01 North-East and South-West Elevations-002.pdf	Elevation (Rear) - Existing	23 June 2026
SFM-DAR-B2-00-DR-A-0207_Block 2 Proposed 00 Floor GA Plan.pdf	Floor plan	23 June 2026
SFM-DAR-XX-XX-DR-A-0403.pdf	Elevation (Rear) - Proposed	23 June 2026
21014-BL01-XXX-DR-AVA-AR-033000-Block 01 North-West and South-East Elevations-002.pdf	Elevation (Front) - Existing	23 June 2026
SFM-DAR-XX-XX-DR-A-0401.pdf	Elevation (Rear) - Proposed	23 June 2026
SFM-DAR-B1-01-DR-A-0201_Block 1 Proposed 01 Floor GA Plan.pdf	Floor plan	23 June 2026
SFM-DAR-XX-XX-DR-A-0100_Proposed Site Plan.pdf	Block plan of the site	23 June 2026
260619_Sir Frederick Messer Estate NMA_P6Part-2.pdf	Supporting planning statement	23 June 2026
SFM-DAR-B2-04-DR-A-0211_Block 2 Proposed 04 Floor GA Plan.pdf	Floor plan	23 June 2026
260619_Sir Frederick Messer Estate NMA_P6Part-4.pdf	Supporting planning statement	23 June 2026

Head of Development Management and Planning Enforcement

Informatives:

Condition 2 of the extant planning permission HGY/2024/3315 will now include to following:

SFM-DAR-XX-XX-DR-AR-0101_Site Location Plan SFM-DAR-B1-00-DR-A-0200_Block 1 Proposed 00 Floor GA Plan SFM-DAR-B1-01-DR-A-0201_Block 1 Proposed 01 Floor GA Plan SFM-DAR-B1-02-DR-A-0202_Block 1 Proposed 02 Floor GA Plan SFM-DAR-B1-03-DR-A-0203_Block 1 Proposed 03 Floor GA Plan SFM-DAR-B1-04-DR-A-0204_Block 1 Proposed 04 Floor GA Plan SFM-DAR-B1-05-DR-A-0205_Block 1 Proposed 05 Floor GA Plan SFM-DAR-B1-06-DR-A-0206_Block 1 Proposed 06 Floor GA Plan SFM-DAR-B2-00-DR-A-0207_Block 2 Proposed 00 Floor GA Plan SFM-DAR-B2-01-DR-A-0208_Block 2 Proposed 01 Floor GA Plan SFM-DAR-B2-02-DR-A-0209_Block 2 Proposed 02 Floor GA Plan SFM-DAR-B2-03-DR-A-0210_Block 2 Proposed 03 Floor GA Plan SFM-DAR-B2-04-DR-A-0211_Block 2 Proposed 04 Floor GA Plan SFM-DAR-B2-05-DR-A-0212_Block 2 Proposed 05 Floor GA Plan SFM-DAR-B2-06-DR-A-0213_Block 2 Proposed 06 Floor GA Plan SFM-DAR-XX-XX-DR-A-0400 SFM-DAR-XX-XX-DR-A-0401 SFM-DAR-XX-XX-DR-A-0402 SFM-DAR-XX-XX-DR-A-0403

Energy Strategy Revision 02 prepared by calfordseaden (dated 14 Oct 2024);

- Summer Overheating Report Revision 03 prepared by calfordseaden (dated 14 Oct 2024);
- Sustainability Statement Revision 04 prepared by calfordseaden (dated 28 Nov 2024);
- Whole Life Cycle Carbon Analysis Revision 03 prepared by calfordseaden (dated 28 Nov 2024); and
- Biodiversity Net Gain Assessment prepared by ecus ltd (dated Sep 2024).