

Planning Services
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

Our ref: 23-01037
Date: 7 November 2023

Dear Planning Department,

Re: Non-Material Amendment (Section 96a) of the 1990 Town and Country Planning Act (as amended) pursuant to the Planning Application Ref. HGY/2019/2944 at 42 Hampstead Lane, London, N6 4LL.

We are instructed by our client, Mr H Golshirazi, to submit a non-material amendment application (NMA), under Section 96a of the Town and Country Planning Act 1990, in relation to planning permission HGY/2019/2944 at 42 Hampstead Lane, London, N6 4LL.

The planning application was approved under delegated authority with the Decision Notice being issued on 15th January 2021. However, since this decision, the client has sought an amendment, with the revised proposal incorporating:

- Lower ground floor window reconfiguration to the rear elevation;
- Minor increase in basement excavation under west side ramp; and
- Rear external staircase reconfiguration.

Additionally, the proposal demonstrates internal layout changes, which relate to the aforementioned changes.

There are no proposed changes to the front elevation or roof line. The changes can be seen within the submitted drawings and comparison document, supporting this NMA request.

It is noted that the site has two previous non-material amendment refusals in 2023. Within both officer's report were no mention of concern regarding the lower ground floor window reconfiguration to the rear elevation, the basement excavation under the west side ramp or the reconfiguration of the rear staircase. As such, it is considered the Council does not have concern on these aspects, which involve very limited external changes.

Accordingly, an application for a non-material amendment to alter the proposed elevations in line with the aforementioned changes is required.

Planning Considerations

The proposal is considered to be non-material on the following grounds:

1. The proposed amendment does not alter the development significantly from what was described on the planning permission and does not conflict with any conditions of the permission;
2. No adopted planning policy is breached;
3. The proposed amendment does not conflict with an objection to the original planning permission raised by a consultee, or any interested third party; and
4. The proposed amendment does not seek to fix an error made in the wording of the original decision notice.

The proposed external alterations are in keeping with the approved scheme and subsequent conditions contained within the original decision notice. On this basis, the proposed amendments are considered non-material in nature and do not deter from the previous planning approval.

We trust that this application can be put forward for approval without delay and we look forward to receiving your formal written confirmation.

Yours faithfully,


S Moulton (Nov 7, 2023 12:23 GMT)

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42 Hampstead - NMA i

Final Audit Report

2023-11-07

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