

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

Our ref: 23-01037
Date: 4 January 2024

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 (as varied by HGY/2023/2998) 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 (as varied by HGY/2023/2988) at 42 Hampstead Lane, London, N6 4LL.

The planning application (HGY/2019/2944) was approved under delegated authority with the Decision Notice being issued on 15th January 2021. A non-material amendment (HGY/2023/2988) was subsequently approved on 6th December 2023. However, since this decision, the client has sought an amendment, with the revised proposal incorporating:

- New door and new small gate for dog's shed to rear stairs;
- Windows to west façade repositioned and shape updated;
- Kitchen window omission to east façade;
- Roof lights to be repositioned / omitted;
- Update to the orangery composition;
- Roof hatch added for maintenance, leading to the rearrangement of solar panels on the roof;
- Chimneys updated;
- Ground floor and first floor quoins to be stone and central rear bay quoins omitted;
- Width of windows adjusted for consistency; and
- Dormer window size Adjusted to increase internal lighting levels.

There are no proposed changes to the overall scale, bulk or mass of the proposed building whilst the changes to the front elevation or roof line are minimal. 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 any component outlined within this submission. As such, it is considered the Council does not have concern on these aspects, which involve very limited external changes.

The changes that are visible from the streetscene (front elevation) are minor and do not detrimentally alter the overall concept of the design of the dwellinghouse. The design and nature of the changes are considered complementary to the wider Conservation Area.

Rapleys – York House York Street Manchester M2 3BB

T: 0370 777 6292 E: info@rapleys.com www.rapleys.com @rapleys [linkedin/twitter](#)

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 (Jan 4, 2024 12:47 GMT)

Sean Moulton
MPlan
Senior Planner
Sean.moulton@rapleys.com
07879 472214

42 Hampstead Lane - NMAii Covering Letter

Final Audit Report

2024-01-04

Created:	2024-01-04
By:	Jo Ann Mellor (joann.mellor@rapleys.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJqpYE9gFyGocnl26tUmC7GHgRz3pLc7h

"42 Hampstead Lane - NMAii Covering Letter" History

-  Document created by Jo Ann Mellor (joann.mellor@rapleys.com)
2024-01-04 - 12:36:47 PM GMT- IP address: 91.240.17.62
-  Document emailed to sean.moulton@rapleys.com for signature
2024-01-04 - 12:37:10 PM GMT
-  Email viewed by sean.moulton@rapleys.com
2024-01-04 - 12:45:26 PM GMT- IP address: 31.14.26.210
-  Signer sean.moulton@rapleys.com entered name at signing as S Moulton
2024-01-04 - 12:47:40 PM GMT- IP address: 91.240.17.62
-  Document e-signed by S Moulton (sean.moulton@rapleys.com)
Signature Date: 2024-01-04 - 12:47:42 PM GMT - Time Source: server- IP address: 91.240.17.62
-  Agreement completed.
2024-01-04 - 12:47:42 PM GMT