

Valerie Okeiyi
Alexandra House
10 Station Road,
Wood Green,
N22 7TR

12th February 2024

Dear Valerie

Town and Country Planning Act 1990 Section 96A (Non Material Amendment to Planning Permission)

Application in Respect of Planning Permission Ref: HGY/2017/3117

This submission is made by St William Homes LLP ('St William') (the applicant) and seeks approval for non-material amendments (NMA) to planning permission HGY/2017/3117.

Application Context

Planning Permission was granted on 19th April 2018 for a Hybrid masterplan (part Outline, part Detailed) for a minimum of 1,714 homes on land at the Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22.

Amendments to Block B4 fenestration at ground floor and external boundary treatment were approved 13th June 2023 through a S96a application (ref: HGY/2023/0611). This included a new outdoor play area and buggy store for the Nursery.

It is not possible to deliver the approved outdoor play area, as the fence position clashes with services below ground. As such a new fence position is proposed in this application in order that the Nursery can come forward. The ornamentation and playful appearance of the fence has been retained in this iteration of the design.

Proposed Changes

The above proposed amendments are detailed in the revised drawings contained within this application. The following table lists the approved and revised drawing references:

Approved Drawing Reference (HGY/2023/0611)	Revised Drawing Reference
BLSHo-10c - External Area Layout Plan (Rev C)	BLSHo-10e - External Area Layout Plan (Rev E)
BLSHo-06h - External Elevations (Rev H)	BLSHo-06j - External Elevations (Rev J)

Application Content

This application comprises:

- Application Form;
- Covering Letter;
- Site Location Plan;
- Approved drawings as listed in above table;
- Proposed drawings as listed in above table (submitted for approval)

Summary

The planning procedures regulating change to existing planning permissions were brought into force on 1 October 2009 by Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI No. 2261) (the Regulations).

The Regulations set out the process for making NMA applications to approved schemes. There is no statutory definition of a NMA as materiality is dependent on the context of the overall scheme. It is considered, in this instance that the proposals will not materially alter the scale or nature of the approved development. Likewise, the principle of development and the impact on the context of the wider scheme will not be impacted.

I trust that this application contains sufficient information to approve the amendments. I would be grateful if you could confirm safe receipt at your earliest convenience and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,

William Mackey
Development Manager
St William Homes