

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

Our ref: 23-01037
Date: 16 April 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.

This application has been submitted via the Planning Portal (PP-12984248) on 16 April 2024. The planning application fee of £293 has also been duly paid via the Planning Portal.

The planning application to which this proposal relates is ref. HGY/2019/2944 and was approved under delegated authority with the Decision Notice being issued on 15th January 2021. Three further non-material amendments have been approved in relation to the above planning permission being ref. HGY/2023/2988, HGY/2023/2998 and HGY/2024/0025. Together, these comprise the approved plans and documents for the planning permission.

The proposed non-material amendments in this application were unintentionally omitted from the last non-material application (HGY2024/0025). Therefore, this further application is required to seek consent for the proposed amendments.

Separate to this submission, four individual minor material amendment applications (MMA) are now being submitted. Summary details of these are indicated in the table below for completeness. Each application covers different amendments and should be considered on their own individual merits in accordance with established planning principles, with decisions being issues separately.

Our Application Ref.	Type of Application and Plan Ref.	Proposed Amendments
NMA iii (Rev C) (This application)	NMA (Rev C)	Window omitted from west elevation. Chimney position adjusted.
MMA i (Rev D)	S73 (Rev D)	New solid door to front façade. Rear windows to GF formal living to be arched.

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MMA ii (Rev E)	S73 (Rev E)	Ground floor and first floor quoins to be stone and central rear bay quoins omitted. Reconfiguration of rear façade windows.
MMA iii (Rev F)	S73 (Rev F)	Stone fascia added to front and rear dormers. All sash windows to be casement. All glazing bars to windows omitted.
MMA iv (Rev G)	S73 (Rev G)	Rear lower ground floor windows to be sliding doors.

Proposed Amendments

This application submission relates to NMA iii (Rev C) which proposes the following amendments:

- Ground floor window omitted from west elevation; and
- Chimney position adjusted.

The following drawings have been submitted to support the application:

- Ground Floor Plan drawing no. 17049-P-100 Rev C;
- First Floor Plan drawing no. 17049-P-110 Rev C;
- Lower Roof Plan drawing no. 17049-P-120 Rev C;
- Roof Level Plan drawing no. 17049-P-130 Rev C;
- West Elevation drawing no. 17049-P-321 Rev C; and
- NMA Application iii Presentation Document dated April 2024.

The proposed amendments comprise the removal of a narrow window on the west elevation at ground floor level, and the position of the south-west chimney slightly adjusted to bring it in line with the other three chimneys. There are no proposed changes to the overall scale, bulk or mass of the proposed building with the proposed changes being minimal. The amendments can be seen within the submitted drawings and presentation document which compares the proposed and consented plans.

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 amendments are unlikely to be visible from the street scene, are minor, and are not a material change to the design or character of the dwellinghouse. The design and nature of the changes are considered complementary, or at least neutral, to the wider Conservation Area.

Conclusion

The proposed amendments are in keeping with the approved scheme and subsequent conditions contained within the original decision notice, including the approved varied plans. On this basis, the

proposed amendments are considered non-material in nature and do not deter from the previous planning approval.

We trust that the enclosed details are sufficient to enable you to validate the application and look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matter raised through the application process.

Yours faithfully,


S Moulton (Apr 16, 2024 15:27 GMT+1)

Sean Moulton
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Senior Planner
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NMA iii (Rev C) Cover Letter - 42 Hampstead Lane

Final Audit Report

2024-04-16

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