

**Development Management**

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Date: 31<sup>st</sup> October 2018  
Planning Application Reference: 2016/3750/P

Dear Sir/Madam

**Application for Non-Material Amendment to Planning Permission Ref: 2016/3750/P (dated: 10/05/2017).**

On behalf of our client we enclose an application for a Non-Material Amendment pursuant to Section 96a (S96a) of the Town and Country Planning Act (1990) (as amended) in relation to the planning permission (ref: 2016/3750/P) for the redevelopment of Land Adjacent to 35 York Way, N7 9QF.

The permitted description of development is as follows:

*'Construction of a four storey building to provide nine self-contained flats (2 x a bed, 2 x 2 bed, 4 x 3 bed) (Use Class C3) following demolition of the existing single storey garages.  
Drawings Nos: (Prefix: (03)) 10 Rev A; 11 Rev A; 12 Rev L; 13 Rev K; 15 Rev G; 16 Rev G; 17 Rev G; 18 Rev G; 19 Rev C; 20 Rev C.'*

This non-material amendment seeks to amend Condition 3 of which requires the development to be in accordance with the drawings approved under planning permission 2016/3750/P dated 10<sup>th</sup> May 2017.

Condition 3 is currently worded as follows:

*'The development hereby permitted shall be carried out in accordance with the following approved plans (Prefix: (03)) 10 Rev A; 11 Rev A; 12 Rev L; 13 Rev K; 15 Rev G; 16 Rev G; 17 Rev G; 18 Rev G; 19 Rev C; 20 Rev C.'*

*Reason: For the avoidance of doubt in the interest of proposer planning.'*

The purpose of this application is to substitute approved plan **ref: P12 Rev L** with plan **ref: 2018/C001**. We therefore propose to update the wording of condition 3 as follows:

*'The development hereby permitted shall be carried out in accordance with the following approved plans (Prefix: (03)) 10 Rev A; 11 Rev A; 2018/C001; 13 Rev K; 15 Rev G; 16 Rev G; 17 Rev G; 18 Rev G; 19 Rev C; 20 Rev C.*

*Reason: For the avoidance of doubt in the interest of proposer planning.'*

The amended plan proposes the following minor changes to the layout of the landscaped entrance:

- The Recycling/Refuse storage has been resized to accommodate the necessary bins and repositioned close to the gate for ease of collection;
- Additional storage space has been create for the incoming services, gas meters, and water tanks in proximity to the building;
- The number and position of the cycle parking spaces remains in accordance with the approved plan, however, the doors have been removed from the cycle storage area to minimise its bulky appearance; and
- The pathway follows the same design principle as the pathway in the approved plans, but in coordination with the new storage areas.

We confirm that these proposed variations equate to a non-material amendment only, and do not result in a material amendment to the scheme.

I trust that the above details are acceptable and we look forward to receiving confirmation of formal validation in due course. If you have any queries, or require any further information, please do not hesitate to contact myself or my colleague Rob Pearson in the interim.

Yours sincerely

**Kathryn McCain**  
Planner