

# Non-Material Amendment Details

**Site:** 102-124 Station Road, Edgware HA8 7BJ

**Client:** PDR Construction Limited

**Date:** 12/12/2023

**Job No:** 14775-1



## 1.0 INTRODUCTION

This document accompanies the submission of a Non-Material Amendment Application for the above site on the Planning Portal relating to planning consent reference 16/0112/FUL granted on the 6<sup>th</sup> October 2016 and the following previously approved NMA's:

- 17/0491/NMA granted on the 3<sup>rd</sup> August 2017,
- 18/5162/NMA dated 21<sup>st</sup> August 2018,
- 18/5515/NMA dated 5<sup>th</sup> October 2018,
- 18/5612/NMA dated 5<sup>th</sup> October 2018,
- 19/2994/NMA dated 2<sup>nd</sup> August 2019,
- 19/5927/NMA dated 6<sup>th</sup> January 2020,
- 20/3012/NMA dated 6<sup>th</sup> July 2020.
- 22/5728/NMA dated 29<sup>th</sup> November 2022
- 23/4671/NMA dated 31<sup>st</sup> October 2023

The application includes the submission of the following documents:

- 14775-1\_101C Ground Floor Plan (A1)
- 14775-1\_109A 1<sup>st</sup> & 2<sup>nd</sup> Floor Plans
- 14775-1\_120B EAST Elevation (A1)
- 14775-1\_121C South and North Elevations (A1)
- 14775-1\_129D 1st Floor Plans (A1)
- 24343-TUR-DR-08-01 Blk D Gf Fl Cycle store
- 24343-TUR-DR-08-02 Blk D 1st Fl Cycle store
- 24343-TUR-DR-08-03 2 Park up cycle rack
- 24343-TUR-DR-08-04 Semi Vertical cycle rack
- 24343-TUR-DR-08-05 Sheffield Stand
- 24343-TUR-DR-08-06 Secure caging

- Included is a set of drawings with the amendments clearly outlined and annotated – 2023.12.05 Mark up at A3
- Also included is a S106 Deed of Variation November 2023. Ref: THL\_163718683\_1

The aforementioned drawings replace the following drawings in the following manner:

- 14775-101B Ground Floor Plan (A1) to be replaced by 14775-1\_101C Ground Floor Plan (A1)
- 17445-109 1st & 2nd Floor Plans (A1) to be replaced by 14775-1\_109A
- 14775\_120A EAST Elevation to be replaced by 14775-1\_120B EAST Elevation
- 14775-121B South and North Elevations (A1) to be replaced by 14775-1- 121C South and North Elevations (A1)
- 14775-129C 1st Floor Plans (A1) to be replaced by 14775-1\_129D 1st Floor Plans (A1)

## 2.0 AMENDMENTS

Two additional flats have been added to the 2nd floor layout of block D in place of a cycle store with 44 spaces and a storeroom. The total number of flats in the development will increase from 122 to 124.

Added to the 1st floor level of block D, are a revised cycle store with 86 spaces, Two new landlords' storerooms and new concierge facilities. This is in place of a cycle storage area with 88 spaces and a segment of a large lobby space for the concierge.

The ground floor block D cycle store has 54 spaces and Improvements have been made to the cycle storage at the ground floor level generally. The required area has been rationalized and is now housing a mix of cycle stands to suit all needs. Dual height cycle storage racks, semi vertical racks and Sheffield stands to all storage areas.

Total cycle spaces have increased from 132 to 140 spaces for block D. The remaining block are as per the original space requirements.

## 3.0 DEED OF VARIATION

Included in this application is the Deed of Variation of Planning Obligation under Sections 106 and 106A of the Town and Country Planning Act 1990 relating to 102 – 124 Station Road Barnet EN5 PH

## CONCLUSION

We feel that these are all non-material alterations in terms of planning and submit this document as part of the planning application to indicate the proposed changes.

## 4.0 PAYMENT

Payment for the Non-Material Amendment has been made online at the time of submission.