



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	67
Suffix	
Property Name	
Address Line 1	Victoria Road
Address Line 2	Hornsey
Address Line 3	Haringey
Town/city	London
Postcode	N4 3SN

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
530913	187546

Description

Applicant Details

Name/Company

Title

Mr

First name

Cassion

Surname

Castle

Company Name

Address

Address line 1

67 Victoria Road

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N4 3SN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Cassion

Surname

Castle

Company Name

Cassion Castle Architects

Address

Address line 1

10 Old Dairy Court

Address line 2

17 Crouch Hill

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N4 4AP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of an existing garage and erection of new dwelling

Reference number

HGY/2022/0828

Date of decision (date must be pre-application submission)

21/07/2022

Please state the condition number(s) to which this application relates

Condition number(s)

a) Condition 11 - Green Roof

b) INFORMATIVE : Community Infrastructure Levy

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

a) Condition 11 - Green Roof

Please remove this condition for the following reasons:

During the process there was no mention by the planning officer of a green roof.

We only discovered it when we saw the conditions.

Of the policies quoted:

SP0 is only relevant to major developments.

SP4 and DM12 have no mention of green roofs.

SP11 and DM21 do mention them in passing but:

- they are not described as essential so not every proposal must have one.

- We are advised that at 16sqm the roof in question is too small to make a green roof effective and would very likely not survive.

We have proved that overall the development is sustainable without reference to a green roof.

A green roof is therefore not suitable for this proposal and this condition should be removed.

b) INFORMATIVE : Community Infrastructure Levy

This should be adjusted because it is calculated at the wrong rate and also at the wrong area.

The correct rate for the Haringey CIL at that time was £265/sqm and is even quoted in the issued liability notice on page 2.

However the rate used in the calculation is £368.12.

This is incorrect because the approval was issued prior to 1st September when that new rate came into force.

Furthermore the area on which it is calculated is also incorrect because it does not take into account the existing residential building on the site.

The calculable area should be 66sqm (proposed) minus 33sqm (existing) = 33sqm.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

a) Condition 11 - Green Roof

This condition should be removed.

b) INFORMATIVE : Community Infrastructure Levy

The new figure should be: $(33 \times £265) + (33 \times £60) = £10,725$.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Cassion

Surname

Castle

Declaration Date

19/01/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Cassion Castle

Date

19/01/2023