



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	16
Suffix	
Property Name	
Address Line 1	Park Road
Address Line 2	Wood Green
Address Line 3	Haringey
Town/city	London
Postcode	N11 2QE

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

Easting (x)	Northing (y)
529982	191241

Description

Applicant Details

Name/Company

Title

Mr

First name

Jason

Surname

Lock

Company Name

Cosmur Construction Ltd

Address

Address line 1

Cosmur House

Address line 2

72 Salisbury Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW6 6NU

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

Samuel

Surname

Bowman

Company Name

BEAU Architecture

Address

Address line 1

Bank Chambers, 1 Central Avenue

Address line 2

Address line 3

Town/City

Sittingbourne

County

Country

United Kingdom

Postcode

ME10 4AE

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

Erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)

Reference number

HGY/2020/0589

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

03/07/2020

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

Condition number(s)

Condition 2 - Approved Plans
Condition 12 - Approval of living roofs

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2021

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The approved planning drawing reference '173-014-GA-PLN/P1 Proposed roof plan' shows green roofs to all areas aside from the flat roof above the communal entrance and stair core. Planning Condition 16 also requires the development to deliver a 104% improvement on carbon emissions over 2013 building regulations Part L including the provision of photovoltaic (PV) energy generation. As set out in the submitted Contractors Proposal it is not possible to meet the Zero Carbon sustainability target set out in Condition 16 which requires 24,500Kw/h output from the photovoltaic panels as per the projects current SAP calculations and provide a green roof. A number of Bio-solar systems have been explored by the Contractor but they are unable to meet the required PV output. It is therefore proposed that the zero carbon energy performance should take priority and the green roof omitted from the proposal in order that the required PV provision is achieved.

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

To replace approved planning drawing reference '173-014-GA-PLN/P1 Proposed roof plan' showing a green roof and replace with Proposed Roof Plan Drawing 21005_1000_P1.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED *****
House name: River Park House
Number: 225
Suffix:
Address line 1: High Road
Address Line 2:
Town/City: London
Postcode: N22 8HQ
Date notice served (DD/MM/YYYY): 25/01/2023
Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Jason

Surname

Lock

Declaration Date

23/01/2023

☒ 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

Samuel Bowman

Date

26/01/2023