



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

Planning Service

E-mail: planningcustomercare@haringey.gov.uk

Website: 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	107
Suffix	
Property Name	Flat A
Address Line 1	Bounds Green Road
Address Line 2	Wood Green
Address Line 3	
Town/city	London
Postcode	N22 8DF

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

Easting (x)	Northing (y)
530179	191117

Description

Applicant Details

Name/Company

Title

Mr

First name

Abdalla

Surname

Alkhalaf

Company Name

Address

Address line 1

107A Bounds Green Road

Address line 2

Address line 3

Wood Green

Town/City

London

County

Country

Postcode

N22 8DF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

Location: 107A Bounds Green Road, N22 was granted a permission to build 4 bedroom house.

The London Borough of Haringey, as local planning authority, refuse prior approval for the proposed development at the address shown above, as described above and shown in drawings numbered: 1, 2, 3, 4, 5, 6, 7 in the prior approval.

Reasons for Refusal:
The proposed extension in this instance cannot be carried out under permitted development rights as set out under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as permitted development rights were removed when consent was granted for this dwelling house in 1995.

Reference number

HGY/2021/1012
HGY/2023/1129

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

06/06/2023

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

Condition number(s)

Article 4 of the Town and Country Planning (General Development) Order 1977
An order was made by the Council excluding specified development from permitted development:
Permitted development rights have been withdrawn through an Article 4 Direction (A4D) for the conversion of a Single family dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for the following Wards:
Seven Sisters; Tottenham Green; Tottenham Hale; West Green; Bruce Grove; White Hart Lane; Northumberland Park; Noel Park; Woodside; Bounds Green; Harringay and St Anns

Has the development already started?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

Recently I have applied for a prior application for an erection of a single storey extension instead of the conservatory. The outcomes of the application was refusal due to the permitted development rights were remove when the house got built in 1995.

Could you please kindly remove this condition as I am trying to replace a conservatory area with an extension (Please note that the space which will be used to erect the extension is almost the same size as the conservatory area which is 4 meters). The conservatory is in a bad shape and erection of an extension would makes the environment around it better.

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

I just need this condition to remove for the erection of the extension instead of the conservetry area.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Can't grant the approval because of the permitted development were removed in 1995 when the house got the permission to build the house.

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

Abdalla

Surname

Alkhalaf

Declaration Date

24/04/2023

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Abdalla Alkhalaf

Date

19/08/2023

Amendments Summary

Article 4 of the Town and Country Planning (General Development) Order 1977 An order was made by the Council excluding specified development from permitted development: Permitted development rights have been withdrawn through an Article 4 Direction (A4D) for the conversion of a Single family dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for the following Wards: Seven Sisters; Tottenham Green; Tottenham Hale; West Green; Bruce Grove; White Hart Lane; Northumberland Park; Noel Park; Woodside; Bounds Green; Harringay and St Anns.

My house is no longer used as HMO as I am the new owner from 2021 and therefore I would like to have the permitted development reinstated as I would like to apply for a rear extension at the back of my house.