

Haringey Council - Placemaking and Housing  
5th Floor, Alexandra House, 10 Station Road  
Wood Green, London, N22 7TR

15<sup>th</sup> September 2023

**Variation of Condition for 23 Bancroft Avenue, London, N2 0AR.**

**Cover Letter**

Dear Sir / Madam

Please find enclosed a set of drawings and supporting information which form a Variation of Condition application for 23 Bancroft Avenue, London, N2 0AR.

This Variation of Condition application relates to the Householder Planning Permission with ref.: HGY/2023/0581. This new application seeks to make few minor material amendments to the approved planning application. The amendments are the following:

- The front terrace will have a brickwork wall instead of the approved metal railing.
- The rear extension on the first floor will be further extended on the right-hand side of the building.
- Two new Juliette balconies are introduced at the rear of the first-floor extension.

Prior to the submission of this Variation of Condition application we contacted two members of Haringey Planning Department team, Matthew Gunning (Team Leader) and Tania Skelli (Deputy Team Leader). They both confirmed to us that the proposals would fall under a minor material amendment application, also known as Section 73 application.

In addition to this, Matthew Gunning confirmed via email that the proposed enlargement of the first-floor rear extension would not be harmful to the amenity of no. 25 Bancroft Avenue given the position of its rear building line.

As such, it is considered that the proposed amendments to the existing planning permission should be acceptable under this Variation of Condition application.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

Judit Martinez Cerezo  
and Simon Miller  
for and on behalf of  
Simon Miller Architects Ltd