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## 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         | <input type="text" value="14"/>          |
| Suffix         | <input type="text"/>                     |
| Property Name  | <input type="text"/>                     |
| Address Line 1 | <input type="text" value="Avenue Mews"/> |
| Address Line 2 | <input type="text" value="Hornsey"/>     |
| Address Line 3 | <input type="text" value="Haringey"/>    |
| Town/city      | <input type="text" value="London"/>      |
| Postcode       | <input type="text" value="N10 3NP"/>     |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="528675"/> | <input type="text" value="189617"/> |

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Hodgson

Company Name

Muswell Hillbilly Brewers

Address

Address line 1

14

Address line 2

Avenue Mews

Address line 3

Town/City

London

County

Greater London

Country

United Kingdom

Postcode

N10 3NP

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

The approved development is as a drinking establishment, as approved on 12/06/2018

Change of use on the above application was agreed from B8 (storage and distribution) to A4 (drinking establishment)

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos; Design and Access Statement; 140-100; 140-101; 140-102 140-103; 140-104. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The use hereby permitted shall not be operated before 6pm or after 10pm on Thursdays; before 4pm or after 10pm on Fridays; before 12pm or after 10pm on Saturdays; or before 12pm or after 6pm on Sundays. The use shall not operate during the rest of the week (Mondays to Wednesdays)

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

Reference number

HGY/2018/1373

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

12/06/2018

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

Condition number(s)

Condition 3- Operating Hours

Has the development already started?

- ☒ Yes
- ☐ No

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

01/07/2018

Has the development been completed?

☒ Yes

☐ No

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

01/07/2018

## Condition(s) - Variation/Removal

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

We are applying to extend the current opening hours of our Taproom, by requesting a variation to the hours of use permitted by Planning and a subsequent application for an extension of Licensed hours.

The premises is a small Brewery Taproom seating up to 30 people, serving locally produced craft beer made in our community brewery in Avenue Mews. We serve other locally produced products such as beer from other local breweries, local spirits and snacks, locally sourced wines and ethically produced soft drinks.

Our business case for an extension of hours is a response to significant increases in both Brewery and Taproom rents over the past two years. Our current hours of use restrict us from trading at times when our patrons have requested us to open. For example, at 17:30 on a Sunday we currently turn away local customers who wish to stay into the evening for events such as board games and private functions. As an independent, local business relying on income from our taproom, our limited opening times present a significant challenge to our survival at a time of increasing costs, particularly in ingredients and energy.

Opening during the week would also reduce the expense and inconvenience of applying for TENs for midweek events. We currently on average apply for 15 TENs per year to extend the current hours of our Taproom. We are not aware of these midweek events causing any concerns or complaints from neighbours or other businesses.

Opening midweek will benefit the locality by allowing us to stage further community events, such as quizzes, board game, cultural and comedy evenings. Local people and businesses have commented how when we are open residents feel safer and that anti-social behaviour such as fly tipping and drug taking takes place when we are closed. Statements of support are available from residents and local businesses. As a community craft brewery our target audience are local people of all ages, but most frequently professionals, many of whom have young children. Our increased footfall is not likely to take part in anti-social behaviour. The Taproom is a small venue, meaning footfall at the extended hours should be limited.

We will conduct a noise assessment and undertake work to sound proof the front door and ceiling of the Taproom. The door of the Taproom will be closed after 21:00 Sunday to Thursday and 22:00 Friday and Saturday during licensed hours. Customers will be told not to drink outside at these times.

We believe our proposals support and enhance the aims stated in the Haringey Draft Local Plan 'to deliver pedestrian friendly mews developments' (p493) to Muswell Hill. Furthermore we believe we can play a role in creating 'a vibrant network of mews that adds to local character and enhances Muswell Hill Conservation Area' (p501). Our proposal to extend the use of our taproom reflects part of our commitment to promote 'community and culture' within Avenue Mews, which we believe reflects Haringey's stated Planning aims.

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

We are applying for an extension to our operating hours.

The proposed new operating hours are:

12:00- 22:30 Monday to Thursday

12:00- 23:30 Friday

12:00- 23:30 Saturday

12:00- 22:30 Sunday

On each day the serving of alcohol will end 30 mins before closing in accordance with Licensing.

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Informal phone and email conversation

Date (must be pre-application submission)

22/10/2025

Details of the pre-application advice received

Evidence we will be required to submit  
Why the changes are necessary from our business point of view  
How it will benefit the community  
Impact on local footfall  
How we can mitigate potential increase in anti-social behaviour

## 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

## Certificate Of Ownership - Certificate B

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:**

Cha Cha Cha

**Number:**

20

**Suffix:**

**Address line 1:**

Avenue Mews

**Address Line 2:**

**Town/City:**

London

**Postcode:**

N10 3NP

**Date notice served (DD/MM/YYYY):**

01/01/2026

**Person Family Name:**

Person Role

- ☒ The Applicant  
☐ The Agent

Title

Mr

First Name

Martin

Surname

Hodgson

Declaration Date

23/01/2026

☒ 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

Martin Hodgson

Date

23/01/2026