





PLANNING STATEMENT

19th November 2025

Just Plans” is a trading name of Just Plans Ltd, a Limited Liability Company no 10113657

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Planning Statement for Variation of Condition 2

(Approved Plans)

Site: 175 Nightingale Lane, London, N8 7LJ

Application Type: Section 73 Application to Vary Condition 2 (Approved Plans)

Existing Permission: LPA Ref: HGY/2023/2627 (Granted 3 July 2024) Original Proposal: Erection of a new single-family dwellinghouse with basement.

1. Introduction

This Planning Statement is submitted in support of an application under **Section 73** of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans) of the extant planning permission, reference **HGY/2023/2627**, granted by the London Borough of Haringey on 3 July 2024 for the erection of a new single-family dwellinghouse with basement at 175 Nightingale Lane, London, N8 7LJ.

The proposed modifications are **modest in nature**, amounting to minor, cosmetic, and functional adjustments to the approved scheme. It is demonstrated below that these changes do not alter the material impact or built form in any significant way, and they remain entirely consistent with the development principles established by the approved and extant plans.

2. Planning History and Principle of Development

The principle of erecting a dwellinghouse on this site has been established on two separate occasions:

1. Lapsed Permission: On 05/09/22 planning permission was granted for the erection of a 3 bedroom dwelling and ground floor rear extension to the existing dwelling **LPA ref HGY/2022/1408**. Although now lapsed, this recent approval confirms the site's suitability for residential development of a comparable scale.

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2. Extant Permission (HGY/2023/2627): The current valid permission for the "Erection of a new single family dwellinghouse with basement" sets the clear precedent for the built form, scale, and function of the development.

The proposed amendments under this Section 73 application seek only to refine the internal layout and fenestration detail of the approved scheme, while maintaining the footprint, massing, and overall height envelope previously deemed acceptable by the Local Planning Authority (LPA).

3. Detailed Proposed Amendments

The following table details the proposed changes and provides a material assessment, demonstrating that the adjustments are minor and do not give reasonable cause for a refusal.

Location	Approved Detail (HGY/2023/2627)	Proposed Change (S73 Application)	Material Impact Assessment
Ground Floor Front Entrance	Main entrance via a front door.	Front door changed to a fixed window panel (retaining the same opening size).	Cosmetic/Functional. No change to external elevation or scale. Improves thermal performance and internal amenity.
Ground Floor Front Elevation	Recess of part of the front elevation set in at 760mm.	Recessed reduced to 500mm.	Nominal. Reduces recess by 260mm. This minor change does not affect the streetscape, appearance, massing, or neighbour amenity.
Ground Floor Side Door	Toilet window in the side wall.	A side door is introduced in the side wall, replacing the toilet window.	Nominal and Functional. Improves internal layout and access/ventilation. As the side wall is not the primary elevation, the visual impact is negligible.

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Ground Floor Rear Fenestration	Two separate windows overlooking the rear.	Changed to a larger window and a door onto the walk-on glass roof.	Minor Adjustment. No material change in opening area and the built envelope remains the same. The change from window to door / larger window is an aesthetic refinement that does not impact light or privacy for neighbours, given the existing approval of openings.
Ground Floor Rooflights	Multiple roof windows.	Roof windows reduced to one.	Minor visual/Functional Improvement. Simplifies the roofline and improves potential thermal performance.
Front Elevation Detail	Standard facade finish.	Glass blocks introduced on either side of the entrance window; galvanised grill added to the front lightwell.	Cosmetic. These aesthetic details enhance the design quality and security but do not affect the built form or material impact.
Basement Width	Overall basement width of 4.12m	Increased to 4.72m (an increase of 0.6m)	Internal/Functional. While an increase, this width remains entirely subterranean. It does not alter the ground level appearance, height, massing, or impact on the above-ground amenities of adjoining properties.
Basement Length	Overall basement length of 13.17m	Increased to 13.61m (an increase of 0.44m)	Internal/Functional. This minor increase in length remains within the acceptable spatial envelope for basement developments on this site, as established by the approved Basement

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Impact Assessment (part of HGY/2023/2627). It does not affect above-ground elements.

Functional/Amenity.

The introduction of a small front lightwell enhances basement amenity. The change introduced to the front at the rear (incorporating the lightwell room; rear lightwell into the internal space, and adding a walk-on glass roof with an access panel) added to the internal space. is a refinement of the approved design, ensuring light and garden access without affecting neighbour privacy.

Basement Lightwells

Rear lightwell only.

Small front lightwell introduced to the front at the rear (incorporating the lightwell room; rear lightwell added to the internal space.

Key Approved Parameters

No Change.

The key parameters governing external impact (massing, height, and footprint) are preserved.

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4. Policy Compliance and Conclusion

The changes proposed are confined to cosmetic and functional modifications that preserve the original design intent and the material parameters of the approved scheme (HGY/2023/2627).

•Design and Character:

Changes to fenestration and the front recess are minor refinements that enhance the building's aesthetic quality while retaining its approved contemporary character.

•Amenity Impact:

The most impactful dimension changes are entirely **subterranean** (basement width increase of 0.6m and length increase of 0.44m, These changes do not affect the above-ground visual appearance, light, privacy, or dominance relative to neighbouring properties. The original Basement Impact Assessment remains valid for the slightly enlarged footprint.

•Built Form:

The overall **ground floor length, width, and height remain unchanged**. The reduction of roof windows is an aesthetic improvement.

In light of the above assessment, it is respectfully submitted that the proposed variations are materially insufficient to justify a refusal of the application or to warrant any additional justification on any material point over and above the information submitted and deemed acceptable under the parent application. The scheme, as modified, continues to comply with all relevant planning policies, including those relating to design and neighbour amenity (such as Policy DM1 of the Development Management DPD 2017).

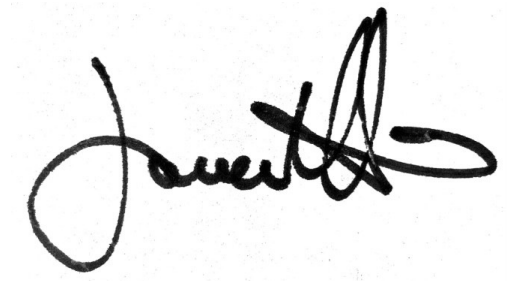
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It is therefore respectfully requested that the Local Planning Authority grant permission to vary Condition 2 of HGY/2023/2627, allowing the development to proceed in accordance with the proposed amended plans.

A handwritten signature in black ink, appearing to read 'James Smith', is centered on the page. The signature is fluid and cursive, with a large initial 'J' and 'S'.

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