



NTA PLANNING LLP
TOWN PLANNING CONSULTANTS

46 James Street,
London W1U 1EZ
T. 075 9689 6216
info@ntaplanning.co.uk
www.ntaplanning.co.uk

Development Management
London Borough of Haringey
5th Floor, Alexandra House
10 Station Road
Wood Green
London
N22 7TY

10th February 2026

Dear Sir / Madam,

Re: Section 73 Application (Minor Material Amendment)
Planning Permission Ref: HGY/2025/1628
Site: 5 Highgate Avenue, Hornsey, London, N6 5RX
Proposal: Single storey rear extension – increase in depth and addition of sedum green roof

We act on behalf of the applicant in respect of the above site and hereby submit a Section 73 Minor Material Amendment application to vary Condition 2 (approved plans) of planning permission ref. HGY/2025/1628.

The proposed amendment seeks a modest increase in the depth of the approved single storey rear extension. The revised proposal remains marginal in scale and fully proportionate to the host dwelling. The overall height, width, design approach and materiality remain consistent with the approved scheme, ensuring continuity with the permission granted by the Council.

This amendment has been the subject of pre-submission discussions with Mr Matthew Gunning of the Planning Department, and the scheme has been refined having regard to the feedback received.

Planning and Design Considerations

The approved officer report confirms that the original scheme was considered acceptable in terms of scale, massing, and relationship with the host building and surrounding properties, noting that rear extensions of comparable depth and form are characteristic along this part of Highgate Avenue. The proposed increase in depth does not materially alter this assessment. The extension remains subordinate to the original dwelling and respects the established building line and pattern of development to the rear.

The modest increase in projection would not result in any unacceptable impact on neighbouring amenity in terms of outlook, daylight, sunlight, or sense of enclosure. The proposal remains within the parameters considered acceptable under Policy DM1 of the Development Management DPD, Policy D6 of the London Plan, and relevant policies of the Highgate Neighbourhood Plan.

Heritage Considerations

The site lies within the Highgate Conservation Area. The officer report concludes that the approved extension would preserve the character and appearance of the Conservation Area, with no harm to the significance of the heritage asset or its setting. The proposed amendment does not introduce any additional heritage harm. The extension remains single storey, subservient in form, and confined to the rear elevation where visibility from the public realm is extremely limited. The revised depth does not affect any features of architectural or historic interest.

Importantly, the amended proposal introduces a sedum green roof. This enhancement will soften the appearance of the extension when viewed from upper floor windows of the host property and neighbouring dwellings, and will further mitigate any perceived visual impact arising from the marginal increase in depth. The green roof also provides modest biodiversity and sustainability benefits, responding positively to comments made during the assessment of the original application.

Conclusion

In summary, the proposed amendment is minor in nature and does not give rise to any material harm in planning or heritage terms. The extension remains proportionate to the host dwelling, preserves the character and appearance of the Highgate Conservation Area, and continues to accord with the relevant development plan policies and the planning judgment set out in the officer's report for the approved scheme. The addition of the sedum green roof represents a qualitative improvement to the scheme.

It is therefore respectfully requested that the Section 73 application be approved.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Mandip Singh Sahota', with a stylized flourish at the end.

MANDIP SINGH SAHOTA MRTPI

PARTNER

NTA PLANNING LLP