
20 FORDINGTON ROAD

N6 4TJ

SUPPORTING STATEMENT

Section 73 Application

2026

IQONICA®
ARCHITECTURE & INTERIORS

Muswell Hill Studio

RIBA   Architects
Registration
Board  

88 GREAT PORTLAND STREET, 1ST FLOOR W1W 7LT

✉ ENQUIRIES@IQONICA.UK

🔗 WWW.IQONICA.UK

📷 [INSTAGRAM](#)

LIST OF CONTENTS

1. Planning Drawings.	3
2. Location & Site address	4
3. Preamble	4
4. The Brief	4
5. Application and Proposal Outline	4
7. Previous Works & Planning History	6
8. Conclusions	6

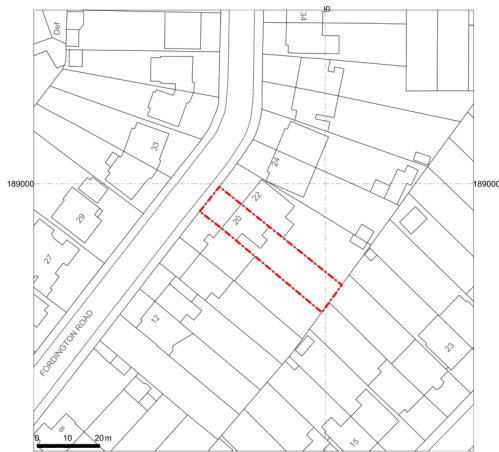
1. Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

ISSUE SHEET			
Description	Doc N.	Rev	Issue Date
PROPOSED WITHDRAWAL OF APPROVED PLANS HCY/2025/1168:			
LOCATION PLAN (ORDNANCE SURVEY MAP LICENCE EXPIRED)	200_0000	-	01/05/2025
PROPOSED SITE PLAN	200_1000	-	29/04/2025
PROPOSED REAR GARDEN & OUTBUILDING PLANS, ELEVATIONS AND SECTION	200_1004	A	01/05/2025
PROPOSED NEW/ CHANGED S73 PLANS			
LOCATION PLAN (NEW ORDNANCE SURVEY LICENCE)	A-P-020	C	12/05/2026
EX-PR SITE PLAN	A-P-025	C	12/05/2026
EX-PR PLANNING AREAS	A-P-025.01	C	01/05/2026
EX-PR FRONT DRIVEWAY PLAN AND ELEVATION	200_1003	C	12/05/2026
PLANS UNCHANGED FROM HCY/2025/1168			
APPROVED GROUND AND FIRST FLOOR PLAN - UNCHANGED	200_1001	A	01/05/2025
APPROVED SECOND FLOOR AND ROOF PLAN - UNCHANGED	200_1002	A	01/05/2025
APPROVED FRONT DRIVEWAY PLAN AND ELEVATION	200_1003	C	22/08/2025
APPROVED SECTIONS AA, BB & CC	200_1100	A	01/05/2025
APPROVED SECTIONS DD & EE	200_1101	A	01/05/2025
APPROVED ELEVATIONS	200_1200	B	22/08/2025

2. Location & Site address

20 FORDINGTON ROAD N6 4TJ London Borough of Haringey.



3. Summary

This document is a Supporting Statement for a Section 73 Application submitted to the London Borough of Haringey for the property at **20 Fordington Road, N6 4TJ**.

Purpose of the Application

The applicants are seeking to amend the existing Planning Consent HGY/2025/1168 to reduce the scope of the original proposal by removing the consented garden outbuilding to reduce construction costs.

Requested Amendments to Planning Consent HGY/2025/1168

The application seeks to vary or remove the following conditions:

- **Vary Condition 2 (Approved Plans):** To update the list of approved drawings and withdraw those related to the garden outbuilding.
- **Remove Condition 6 (Outbuilding):** Since the approved outbuilding will not be implemented.
- **Remove Community Infrastructure Levy (CIL) Informative:** The Mayoral and Haringey CIL charges would no longer apply because, without the outbuilding, the proposed area increase (83.8 Sqm) is below the 100 square meter threshold.

4. Details

4.1. This Section 73 Application follows a Planning Consent **HGY/2025/1168** and this new MMA Application is in relation to vary or remove the following conditions:

- Condition 2 (Approved Plans), **VARY**
- Condition 6 (Outbuilding) **REMOVE**
- Informative: Community Infrastructure Levy **REMOVE**

5. The Brief

5.1. The scheme has undergone a further round of value engineering prior to starting on site. The Applicants are seeking to reduce the scope of the approved development, by removing the consented garden outbuilding.

6. Application and Proposal Outline

6.1. The following conditions attached to the Planning Consent with reference **HGY/2025/1168** should be varied or removed, as follows:

6.2. **Condition 2:** *"The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission. Reason: For the avoidance of doubt and in the interests of proper planning."*

6.2.1. This application seeks to UPDATE condition 2 because the approved set of drawings, as listed above, requires withdrawal of the drawings concerning the garden outbuilding and updating the list of the consented drawings.

6.3. **Condition 6:** *The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 20 Fordington Road, London, N6 4TJ and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.*

6.3.1. This application seeks to REMOVE condition 6 because the approved outbuilding will not be implemented.

6.4. UPDATE OF **CIL INFORMATIVES** SECTION OF THE PLANNING APPROVAL

6.4.1. Our understanding is that, based on the updated information and reduced scope of works, both the **Mayoral CIL Charge** and **Haringey CIL Charge** would no longer be applicable as the development, without the outbuilding, would no longer exceed the threshold of 100 square meters gross area, in addition to the original dwelling.

Please refer to the new documents produced for this application and in particular: the Existing and Proposed Site Plan (A-P-025) showing the removal of the garden outbuilding and Planning Areas on Sheet A-P-025.01, showing that the proposed area increase is below 100 sqm (83.8 Sqm in fact).



7. Within this application the Applicants seek to widen the crossover by circa 860 mm to resolve the existing overlap of street parking with the driveway. Please refer to the info provided in the revised document 200_1003 [C].
8. The proposed set of drawing has been annexed and is as per the issue register in previous paragraph and as cover of the combined planning set: A-P-020 [C], A-P-025 [C], A-P-025.01 [C], 200_1001 [A], 200_1002 [A], 200_1003 [C], 200_1100 [A], 200_1101 [A], 200_1200 [B] as submitted with this application and to be read in conjunction with this statement.



9. Conclusions

The property is a semi detached house, not listed nor part of any conservation areas. As noted, full householder planning consent had been granted previously for this property and we seek removal of the consented garden outbuilding to reduce the construction costs, which requires to be reflected in an amendment of the Planning Consent by way of update or removal - as applicable - of planning conditions 2 and 6 and full removal of the informative in respect to CIL charges accordingly.

Dan Diana RIBA , London 12th May 2026



✉ ENQUIRIES@IQONICA.UK

🔗 WWW.IQONICA.UK

📷 [INSTAGRAM](#)