



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

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	2
Suffix	
Property Name	
Address Line 1	Addington Road
Address Line 2	Hornsey
Address Line 3	Haringey
Town/city	London
Postcode	N4 4RP

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

Easting (x)	Northing (y)
531106	187998

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Chantzidakis

Company Name

Address

Address line 1

2 Addington Road

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N4 4RP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

N16 8JN

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

Construction of a new single-storey half-width rear extension, single-storey detached garden room, replacement of all existing single-glazed windows with conservation-style double-glazed units to the front, side and rear elevations. Removal of the existing rear window dormer and construction of a new, fully insulated zinc-clad window dormer with balcony. Installation of two rooflights (Velux-type) to the rear roof slope.

Reference number

HGY/2026/0255

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

27/03/2026

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

Condition number(s)

The application seeks to vary Condition 2 (approved plans)

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Condition 2 of HGY/2026/0255 (granted 30 March 2026) ties the development to approved plans P0.0001A_0002A_0003A. We seek to vary it to substitute revised drawings P0.0001B_0002B_0003B (Rev B), allowing three modest amendments to the approved scheme: (i) the addition of a second zinc-clad dormer at the rear corner, matching the approved dormer and resolving an existing non-original, failing flat-roofed junction; (ii) a small high-level clerestory window to the rear elevation at ground floor; and (iii) the repositioning of one of the two approved Velux-type rooflights from the rear roofslope to the east roofslope, detailed as a flush, conservation-style unit to minimise visibility from the partial public-realm vantage of that slope.

The works are confined to the rear and side of the property and the rear elevation. All other elements of the approved scheme remain unchanged.

The amendments are not substantially different from the development already permitted and are appropriately a minor material amendment under Section 73. They preserve the character and appearance of the Stroud Green Conservation Area.

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

Condition 2 should be varied to substitute the approved drawing P-2025.01-PROPOSED P0.0001A_0002A_0003A with the revised drawing set P-2025.01-PROPOSED P0.0001B_0002B_0003B (Revision B), comprising sheets P0-0001-P (Ground and First Floor Plans), P0-0002-P (Second Floor and Roof Plans) and P0-0003-P (Sections and Elevations). The Location Plan remains as approved. The body of the condition, requiring the development to be carried out in accordance with the approved plans, drawings and the materials specified within them, is to remain unchanged.

Proposed wording of Condition 2 (as varied):

"The development hereby permitted shall be carried out in complete accordance with the approved plans, drawings, and the materials specified within them, unless alternative materials are first submitted to and approved in writing by the Local Planning Authority.

APPROVED PLANS:

P-2025.01-PROPOSED P0.0001B_0002B_0003B (Revision B); Location Plan."

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

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?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Matthew

Surname

Chantzidakis

Declaration Date

03/06/2026

☒ 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

Elisabeth Ruinard

Date

03/06/2026

