



Officer Report

Application Number:

HGY/2026/1077

Application Type:

Removal/variation of conditions

Address:

24 Stanhope Road, Hornsey, London, N6 5NG

Proposal:

Variation of conditions (2) ref: HGY/2023/2251

Enlargement of front and rear dormers including the formation of a rear L shaped dormer with roof terrace and pergola. Removal of chimney stacks. Replacement and enlargement of single storey rear projection with timber cladding and a new green roof. Alterations to the rear elevation of the main building including the installation of a new timber brise soleil. Erection of a new pergola with decking adjoining the rear of new extension with the outbuilding/garage. Alterations to the rear outbuilding/garage facing Claremont Road including a new glazed canopy and garden door. Removal of clay tile plinths from front garden wall and façade. New front garden gates installed to the North and the south of the front wall.

Case Officer:

Josh Parker

Valid Date:

28/04/2026

Applicant:

Mr Bhalachander Ramesh

Agent:

Mr jeremy foster

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This Section 73 planning application proposes to vary condition 2 attached to planning permission reference HGY/2023/2251 to amend the approved plans to include the following:

- Modifications to ground floor South Elevation facing in the garden
- Infilling of dormer and additional window to West Elevation (rear)
- 2 x additional rooflights on the front slope
- Simplification of rear outrigger footprint/roofline

2. SITE AND SURROUNDINGS

The application site consists of an original single-storey bungalow modified by way of a rear and front dormer extensions, as well as rear wing and swimming pool addition projecting into the garden next to the boundary with No 26. The site is located within Crouch End Conservation Area, next to the boundary with Highgate Conservation Area.

The immediate area is varied in terms of building designs, height, form and facing materials. In specific it is pointed out that the adjoining site to the immediate north contains a new house,

consented in 2014, and consisting of two asymmetrical gables facing Stanhope Road. The site adjoining to the south consists of a part 2/ part 3 storey flatted block which fronts onto both Stanhope and Claremont Road's.

The back of the site contains a garage building accessed from Claremont Road; a road characterised by Victorian and Edwardian houses.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The planning history in relation to this site is as follows:

Original reference (HGY/2023/2251) and amendments

- HGY/2023/2251 – Enlargement of front and rear dormers including the formation of a rear L shaped dormer with roof terrace and pergola. Removal of chimney stacks. Replacement and enlargement of single storey rear projection with timber cladding and a new green roof. Alterations to the rear elevation of the main building including the installation of a new timber brise soleil. Erection of a new pergola with decking adjoining the rear of new extension with the outbuilding/garage. Alterations to the rear outbuilding/garage facing Claremont Road including a new glazed canopy and garden door. Removal of clay tile plinths from front garden wall and façade. New front garden gates installed to the North and the south of the front wall. Approved with conditions
- HGY/2024/3222 - Non-Material Amendment to gate positions in front garden wall (street elevation) and front door glazed proportions. Approved
- HGY/2025/0248 - Non-Material Amendment to change the access for vehicles and the glazing elements for the entrance. Approved

4. CONSULTATION RESPONSE

No response received.

5. LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

6. MATERIAL PLANNING CONSIDERATIONS

Legal/ policy considerations

An application can be made under s.73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a s.73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. A s.73 application results in a new permission being issued.

There is no statutory definition within Government Planning Policy Guidance (PPG) of a 'minor material amendment' but paragraph 017 reference ID: 17a-017-20140306 states that it is likely to include any amendment where its scale and/or nature does not result in a development which is substantially different from the one which has been approved.

The PPG advises that where an application under section 73 of the Town and Country Planning Act (as amended) is granted, the effect is the issue of a new planning permission, sitting alongside

the original permission, which remains intact and un-amended. A decision notice describing the new permission should be issued, setting out all the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission unless they have already been discharged. As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission.

Consequently, the extent of the material planning considerations is somewhat restricted and only the amendments being applied for can be considered at this stage. Having said that, when determining the application, the local planning authority (LPA) will have to consider the application in the light of current policy. The LPA therefore has to make a decision focusing on national or local policies which may have changed significantly since the original granting of planning permission as well as the merits of the changes sought.

In this case since the original grant of planning permission there has been no change to any planning policies and/or guidance. Therefore, the overall policy approach relating to developments of this nature, namely the need to protect residential amenity and to preserve or enhance the character of the conservation area etc, remains the same.

Background

An application to vary Condition 2 (Approved plans) under reference HGY/2023/2251 has been submitted in order to make the following changes:

- Modifications to ground floor South Elevation facing in the garden
- Infilling of dormer and additional window to West Elevation (rear)
- 2 x additional rooflights on the front slope
- Simplification of rear outrigger footprint/roofline

Condition 2 (Approved plans) of reference HGY/2023/2251 reads:

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.

Approved drawings:

22.STA2 concept plans 01, 22.STA2 02 005, 22.STA2 R03 Arboricultural Survey, 22.STA2 05 001, 22.STA2 05 002, 22.STA2 02 004, 22.STA2 02 003, 22.STA2 00 001

This application seeks to amend Condition 2 (Approved plans) of reference HGY/2023/2251 to read:

The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 22.STA2 R03 Arboricultural Survey, 22.STA 02 004 05, 22.STA 01 007 05, 22.STA 03 002 03

Reason: For the avoidance of doubt and in the interests of proper planning.

Assessment

The proposal seeks approval for amendments to the plans approved under reference HGY/2023/2251. The changes relate to the rear dormer and the addition of the rooflights and the rear-facing fenestration. It is noted that the chimneys have been highlighted in the changes, however the removal of these have be approved in the original permission.

The works include adding two modest rooflights on the front roof slope. These are again, modest, spaced appropriately and as such there is no objection to the addition of these rooflights. The approved glazed garden-facing door would be simplified with the footprint aligning closer to the original layout, and the approved horizontal windows would be replaced with sliding doors.

While the amendments introduce additional rooflights, any resulting change in perception or overlooking would be limited and not materially harmful. In the context of an urban area with an established pattern of rooflights—and noting that neighbours have been consulted with no objections received—the proposal would not give rise to any unacceptable amenity impacts or alter the development's acceptable relationship with the character and appearance of the Conservation Area.

In terms of heritage consideration the amendments proposed under this Section 73 application are limited in nature and do not materially alter the form, scale, height or overall appearance of the development previously approved under reference HGY/2023/2251. The additional front rooflights are modest in scale and would be read as subordinate additions to the roof slope, whilst the amendments to the rear dormer, fenestration and rear outrigger simplify elements of the approved design. As such, the amendments would not result in any additional harm to the significance, character or appearance of the Crouch End Conservation Area. The Council's previous assessment of the development's impact on heritage significance therefore remains unchanged, and it is considered that the character and appearance of the Conservation Area would continue to be preserved.

The proposed development is in general accordance with the policies outlined above.

Conclusion

The minor material amendments proposed by this application are considered acceptable and would not result in any additional adverse impact on the character of the area or the amenities of neighbouring occupiers. Taken both individually and cumulatively, the amendments are acceptable.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should therefore be granted for the reasons set out above.

7. CIL APPLICABLE

N/A.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby permitted shall begun not later than the expiration of

18/08/2026.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 18/08/2023 Haringey Ref: HGY/2023/2251 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 22.STA2 R03 Arboricultural Survey, 22.STA 02 004 05, 22.STA 01 007 05, 22.STA 03 002 03

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match those specified in the application submission, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 Notwithstanding the approved plans details of the "vegetated" or "green" roof to the flat roof of the altered rear wing hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to the first occupation of the extension hereby approved and the vegetated or green roof shall be retained thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site.

- 5 No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM 1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership / Council Parks Land

This planning permission does not convey any approval or consent for the use of adjoining land outside the application site boundary, including where the proposed development involves construction activity, access, or encroachment, such as foundations, retaining structures, or temporary works on such land. Any such arrangements would need to be discussed and formally agreed with the Parks Department, with it pointed out that planning permission should not be interpreted as granting or implying such consent, as these matters are separate from the planning process.