

Planning Statement

Address: 196 Page Green Terrace/196 High Road

Introduction

This Planning Statement has been prepared in support of **Section 73** application seeking to **vary Condition 2** (Approved Plans) attached to planning permission **HGY/2026/0549**, granted on 27 May 2026.

The approved permission consists of the *"Excavation of front and rear lightwells and installation of stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats"*

The proposed amendment seeks to infill the gap at the rear ground floor level with a modest conservatory whose depth and height would be restricted within the existing building envelop.

The changes are limited in scope and do not alter the fundamental parameters of the approved development, including the building height, scale and design.

Minor Material Amendment

Under Section 73 of the Town and Country Planning Act 1990, an applicant may seek to vary or remove conditions attached to an existing planning permission.

The proposed amendments are considered to constitute a Minor Material Amendment because:

- The approved land use remains unchanged.
- The building height and massing remain unchanged.
- The architectural design remains the same.
- The overall footprint and scale of development remain substantially the same.

The amendment relates to a modest conservatory infill which is considered not to materially alter the nature of the approved scheme.

As such, the proposed changes fall within the scope of a Section 73 variation of condition application.

Planning Policy Context

National Policy

The proposal aligns with the National Planning Policy Framework, which supports high-quality design and sustainable development.

Regional Policy

The scheme accords with the London Plan, in particular:

- **Policy D3** (Optimising Site Capacity through the Design-Led Approach)
- **Policy D4** (Delivering Good Design)

The proposal is design-led, proportionate, and responds positively to its context.

Local Policy – Haringey

The proposal complies with policies within the Haringey Local Plan, including:

- **SP11 – Design:** Requires high-quality design that respects local character
- **SP13 – Open Space and Biodiversity:** Protects amenity and environmental quality
- **DM1 – Delivering High Quality Design:** Ensures development is sympathetic to its surroundings
- **DM12 – Housing Design and Quality:** Ensures housing design is of high quality and meets the needs of the occupiers.

The scheme also aligns with Haringey's **Residential Extensions and Alterations SPD**, which supports modest alterations where impacts are acceptable.

Planning Considerations

Design and Appearance

The proposed conservatory infill rear extension which would measure 2.5m deep x 3m high would be contained within the envelop of the existing rear extension with the depth not going beyond the rear building line of the existing building and the height restricted, not to go beyond the height of the boundary wall. The proposal is modest and subordinate to the host building and would relate well in the context of the existing rear extensions in the terrace.

It is considered that the architectural design and form remain largely as approved under the extant permission and does not significantly depart from the design character of the existing host building and other buildings in the streetscene. As such, the proposal complies with the relevant policies in the London Plan, the Haringey Local Plan and the Residential extensions and alterations SPD which supports modest alterations where impacts are acceptable.

Residential Amenity

The proposed change is minor and the adjustment does not increase building height or introduce any other features that would result in any harmful impacts on the amenity of the neighbours in terms of loss of light, loss of privacy, outlook or sense of enclosure. As such, the development complies with the Haringey Local Plan policies that protect the amenity of the neighbours.

Conclusion

The proposed change is minor in nature and does not alter the approved development parameters. The proposal will improve the functionality and will remain consistent with planning policy.

Accordingly, the proposal represents an appropriate Minor Material Amendment and it is respectfully requested that Haringey Council grants approval for the variation.

— Part of the SAM Group —