

Officer Report

Application Number:	HGY/2026/1252
Application Type:	Removal/variation of conditions
Address:	29 Crescent Rise, Wood Green, London, N22 7AW
Proposal:	Variation of Condition 2 (approved plans) attached to planning permission ref. HGY/2025/0596 for the erection of a single-storey rear wraparound extension and erection of a standalone garden room; namely to amend the design, including the increase in depth of the extension, change of the sun pipe to a rooflight on the side elevation and alter the fenestration to the rear elevation
Case Officer:	Sabelle Adjagboni
Valid Date:	06/05/2026
Applicant:	6
Agent:	Miss Iveta Zelinkova

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This Section 73 planning application proposes to vary condition 2 attached to planning permission reference HGY/2025/0596 to amend the approved plans to include the following:

- Increase in depth of the extension and alterations to the fenestration on the rear elevation.
- Change of the sun pipe to a rooflight on the side elevation

2. SITE AND SURROUNDINGS

The application site is a two-storey semi-detached end-of-terrace property as part of a pair. It is located towards the western end of Crescent Rise near the intersection with Durnsford Road, and the surroundings are residential in character, made up predominantly of other residential terraced and semi-detached properties.

The site is not situated within a conservation area and is not a listed building. Multiple houses on the street can be seen to have rear extensions and outbuildings.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

HGY/2026/0925

Proposal: Non-material amendment following a grant of planning permission HGY/2025/0596. Amendment includes the increase in depth of the extension, replacement of sun pipe with a rooflight on the side elevation of extension, and alterations to rear fenestration.

Decision Date: 28 April 2026

Decision: Refuse

HGY/2025/0596

Proposal: Erection of a single-storey rear wraparound extension and erection of a standalone garden room.

Decision Date: 9 May 2025

Decision: Approve with Conditions

4. CONSULTATION RESPONSE

No consultation was required for this application.

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.

Design and appearance

The main amendments proposed through this Section 73 planning application are considered below.

Condition 2 – Approved Plans

The proposed amendments to the approved plans under application HGY/2025/0596 comprise an increase in the depth of the extension along the shared boundary No.31 from approximately 3 m to 4.1m. This amendment would straighten the rear elevation of the extension, creating a more consistent and unified via building line aligning the rear facing glazed doors across the elevation.

The application also seeks to replace the approved circular sun pipe roof light a rectangular flush roof light, Matching the form and appearance of the other roof lights within the roof plane.

Taken together the proposed amendments are relatively minor in nature and would not materially alter the overall scale, form and appearance of the approved development. The amendments would maintain a coherent and well-integrated design approach it would not result in any harm to the character or appearance of the host property all the surrounding area.

Accordingly, the proposal remains acceptable in design terms in line with the relevant design policy of the Development Plan.

Impact on residential amenity

No.31, the adjoining neighbour to the site, has received planning permission under reference HGY/2025/0551, for a comparable single-storey rear extension projecting approximately 4.5m along the shared boundary with No.29. In this context, the proposed increase in depth from the approved 3m extension to approximately 4.1m would not result in a material loss of daylight or sunlight, nor would it create an undue sense of enclosure for the occupiers of No.31.

Given the existence of the approved extension at No.31, any relationship between the two extensions would be broadly comparable and any amenity impacts would be reciprocal in nature. The proposed amendment is therefore not considered to result in any unacceptable harm to neighbouring residential amenity.

Accordingly, the proposal remains in line with the relevant amenity policies of the Development Plan.

Conclusions

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 considered. Planning permission should be granted for the reasons set out above.

The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

N/A.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby permitted shall be begun not later than the expiration date of 08/05/2028.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 09/05/2025 Haringey ref: HGY/2025/0596.

- 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: 0023-PL-003 rev A, 0023-PL-005 rev A, 0023-PL-08 rev A, 0023-PL-09 rev A

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

- 3 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 29 Crescent Rise, Wood Green, London, N22 7AW .
For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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: 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.