

Cover Letter

Section 73 Application to Vary Condition 2 of Planning Permission
Ref. HGY/2024/2879

Site Address:

98 High Street, Hornsey, London, N8 7NT

Dear Sir/Madam,

Please accept this submission as a Section 73 application seeking to vary Condition 2 (Approved Plans) of planning permission **HGY/2024/2879**.

The approved development comprises:

Construction of a 2-bedroom mews dwelling (Use Class C3); reconfiguration of 2 existing flats (Use Class C3); conversion of loft into office (Use Class E); and upgrades to the façade.

A Non-Material Amendment application was validated on **1 April 2026** to amend the description of development to:

Construction of a 2-bedroom mews dwelling (Use Class C3); reconfiguration of 2 existing flats (Use Class C3); conversion of loft into a self-contained flat (Use Class C3); and upgrades to the façade.

The proposed variation reflects discussions held during the pre-application process, where the following matters were considered:

- The proposed office accommodation above two residential flats was considered to be a less suitable planning outcome than an additional residential unit.
- Following clearance of the site, it became evident that sufficient height exists to accommodate a compliant third self-contained residential unit within the roof space.

Accordingly, this Section 73 application seeks approval for the revised drawings and associated documentation to facilitate the change from office accommodation (Use Class E) to a self-contained residential flat (Use Class C3), together with the associated amendments to the approved plans.

The application is accompanied by the following documents:

- Revised drawings;
- Revised Heritage Statement; and
- Revised Fire Strategy.

We trust the enclosed information is sufficient to enable the Council to determine the application. Should any further information be required, please do not hesitate to contact us.

Yours faithfully,

Ricardo Farinha