



Officer Report

Application Number:	HGY/2026/1602
Application Type:	Removal/variation of conditions
Address:	1 Arcadian Gardens, Wood Green, London, N22 5AB
Proposal:	Variation of condition 2 (approved plans) of planning permission HGY/2025/0623 to retain the completed ground floor rear extension. All other element of the approved scheme remains unchanged. (Retrospective).
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	08/06/2026
Applicant:	Mr Kosala Perera
Agent:	Mr Ayaz Fazeel Hosham

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This application seeks to vary condition 2 (Approved Plans) attached to planning permission HGY/2025/0623 to retain the completed ground floor rear extension.

The proposed development which is the constructed ground floor rear extension is similar to the approved scheme (Ref: HGY/2025/0623) in terms of design and appearance. The difference relates to the footprint of the ground floor rear extension forming the reception office. However, as built on site, the depth of the of the ground floor rear extension has increased from 2.4m to 3.0m. As such, overall increase of 0.6m on the common boundary. All other aspects of the approved scheme remain unchanged including the height of the ground floor extension.

2. SITE AND SURROUNDINGS

The subject site is located on the northern side of Arcadian Road and is currently operating as an NHS GP surgery. The surrounding is mostly characterised by two storey residential development to the east with the United Reformed Church of St James at Bowes to the site which is a grade II listed building. To the west of the site there is a continuation of residential development with a small cluster of commercial activity along High Road.

The application site is located in the Crouch End Conservation Area and does not fall within the curtilage of a Listed building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent planning history in relation to the site is as follows.

- HGY/2025/0623 – planning permission granted 10/06/2025 - Extension and alterations to the existing Class E(e) building including, ground floor extension, first floor extension, conversion of roof form to gable roof dormer, addition of 1 rooflight on ground floor and 1 rooflight on roof form and solar panels on southern facade.
- OLD/1986/0026 – planning permission granted 11/03/1986 - Improvements to facilities comprising partial extension to ex - waiting room, modification to former garage for use as nurses' treatment room, provision of car parking at rear for 8 patients, landscaping and improvements of access to surgery.

There is no enforcement planning history in relation to the site.

5. LOCAL REPRESENTATIONS

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

6. MATERIAL PLANNING CONSIDERATIONS

Scope of Section 73 planning application

An application may be made under Section 73 of the Town and Country Planning Act 1990 to vary or remove conditions attached to a planning permission. A Section 73 application is commonly used to secure a minor material amendment where there is a relevant condition capable of being amended. The grant of a Section 73 application results in the issue of a new planning permission.

National Planning Practice Guidance (NPPG) confirms that a minor material amendment is one whose scale and nature result in a development that is not substantially different from that which has already been approved. The principle of the development has therefore already been established through the original planning permission. Consequently, assessment of a Section 73 application is focused on the proposed amendments and any material planning considerations, including any relevant changes in national or local planning policy since the original permission was granted.

The increase in the depth of the ground floor rear extension, as built, is modest in scale and does not result in any significant adverse impacts. The relationship with the neighbouring property at 324 High Road remains acceptable. The impact of the enlarged extension is mitigated by the presence of the neighbouring property's existing rear extension, with the extension projecting only approximately 2.9 metres beyond the rear of that structure. The enlarged ground floor rear extension provides improved internal accommodation within the reception area and is considered acceptable.

The external materials are well matched to the host property and include a consistent approach to window design, positioning, roof materials and brickwork. The development integrates successfully with the existing building and maintains a satisfactory visual appearance. The proposal does not result in any unacceptable impact on the amenities of neighbouring occupiers.

Conclusion

The proposed amendment remains acceptable in planning terms and does not result in a development that is substantially different from that previously approved. The extension is

compatible with the host property and does not cause any significant harm to the character of the area or the amenities of neighbouring occupiers.

Having regard to the development plan and all other material considerations, the application is considered acceptable and should be approved. The details of the decision are set out in the RECOMMENDATION section.

8. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

9 RECOMMENDATIONS

GRANT PERMISSION

Conditions:

- 1 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:

Proposed Block Plan,

Location Plan,

C02-02-AA-101,

C02-02-AA-102,

C02-02-AA-201,

Design and Access Statement Rev.01 _ 28.05.2026,

Pre-Development Plan (Baseline Map).

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

- 2 Prior to the occupation of development, photographic evidences and a postdevelopment biodiversity net gain assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the 11% Biodiversity Net Gain in accordance with the approved measures. Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13