



Officer Report

Application Number:	HGY/2026/1794
Application Type:	Removal/variation of conditions
Address:	196 Page Green Terrace, Tottenham, London, N15 4NP
Proposal:	Variation of condition 2 (approved plans) of planning permission HGY/2025/0549 for 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. Proposed amendment: To increase depth of single storey ground floor rear extension with a conservatory.
Case Officer:	Roland Sheldon
Valid Date:	24/06/2026
Applicant:	Mr Friedman
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is an application for the variation of Condition 2 (Approved Plans) of planning permission **HGY/2025/0549**, which granted permission for the excavation of front and rear lightwells; installation of stairs in the front garden providing access to the basement level; a basement extension; single-storey rear extension; first and second-floor rear extensions; installation of waste and cycle storage within the front garden; and the reconfiguration and enlargement of the existing three flats. The proposed amendment increases the depth of the approved single-storey rear extension and incorporate a conservatory.

2. SITE AND SURROUNDINGS

The subject site contains a three-storey (with basement level) mid-terrace property that historically has been converted into 3 self-contained flats on the eastern side of Page Green Terrace, N15. The surrounding uses are predominantly residential. The site does not contain a listed building but is located within the Seven Sisters/Page Green part of the Tottenham High Road Conservation Area.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

196 Page Green Terrace, N15

HGY/2026/1778: Details pursuant to conditions 4 (Method of construction statement) and 5 (details of chartered engineer) of planning permission HGY/2026/0549 for 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 – Approved 16/07/2026

HGY/2026/0549: 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 – Approved 27/05/2026

196 High Road, N15

OLD/1970/0398: Conversion into 3 self-contained flats – Approved 02/04/1970

No enforcement history

4. CONSULTATION RESPONSE

The following were consulted regarding the application:

No statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 0

Supporting: 1

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 of 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 are 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 have been no material policy changes that would affect the key planning considerations arising from the development, including design, heritage, neighbouring amenity, basement impact and biodiversity.

The overall policy approach to developments of this nature, namely the character/heritage considerations, need to protect residential amenity and parking conditions, remains consistent within the updated policy framework.

Planning considerations

The main amendments proposed in this s.73 planning application are considered in more detail below.

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.

PR-L001, PR-P000, PR-P001, PR-P002, PR-P004, PR-P006, PR-E001, PRE002,
PR-S001, PR-8004 Revisions D May 2026, PR-G001, PR-G002, PRG003:

Proposed plans, elevations and sections

Basement Impact Report by jms Group L25/396/12

196 Page Green-Fire Safety Statement

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

The proposed variation of condition would amend the approved plans to include a glazed roof and rear elevation single storey ground floor rear extension above the approved basement extension, on the boundary shared with neighbouring no. 194 Page Green Terrace. The proposed extension would project 2.65 metres depth, 3.3 metres height with a flat roof, and 3.6 metres width.

According to a supplementary document provided alongside the application, the extension would facilitate the addition of a sukkah roof for use by an observant Jewish family.

The proposed increased size of rear extension would be acceptable with regards to design and heritage considerations, not resulting in an addition that is out of keeping with the form, scale and character of the host building or wider locality.

The extension would not project beyond the rear wall of the adjacent rear extension of no. 194. It is observed on previous site photos from the approved application that there is a side facing window

on the ground rear extension of this neighbouring property immediately overlooking the area where the proposed extension would occupy. This extension was built without planning consent over 20 years ago from reviewing planning records (reference HGY/2004/2485). It is noted that the plans for this refused application indicated that the extension served a kitchen with a flank and rear window.

Therefore, presuming that the layout is the same, means of light and outlook would still be retained via the rear window following the introduction of the proposed extension, and in any case, the inclusion of a side window immediately on the shared boundary on an extension that does not have planning consent would not be considered to be sufficient reason to resist the proposed extension.

The proposed extension is therefore considered to be acceptable with regards to design, heritage and amenity considerations, and can be considered to be a minor material amendment to the planning consent.

7. CIL APPLICABLE

The proposal would add an additional 8.53m² to the previously approved 41.4m² extensions to the building, which would still be below 100m² and the proposal would not add any additional residential units to the site. The proposal is therefore not liable for a Mayoral of local CIL contribution.

8. RECOMMENDATION – Approval variation of condition subject to the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of the original grant of planning permission for application reference HGY/2026/0549 on 27/05/2026, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 73 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 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.

PR-L001, PR-P000, PR-P001, PR-P002, PR-P004, PR-P006, PR-E001, PR-E002, PR-E003, PR-S001

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 in colour, size, shape and texture those of the existing building.

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 Unless the development is carried out in accordance with the details approved under details pursuant application reference HGY/2026/1778, no development shall take

place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 5 Unless the development is carried out in accordance with the details approved under details pursuant application reference HGY/2026/1778, No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

- 6 The proposed 4 secure and covered cycle parking facilities as set out on plan number reference: PR-P001 Rev C, PR-B004 Rev C from original planning consent HGY/2024/0549 shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 7 The proposed waste and recycling storage area as set out on plan numbers PR-P001 Rev C, PR-B004 Rev C of original planning reference HGY/2026/0549 shall be provided prior to the occupation of the development hereby permitted and retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7

Informatives:

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.

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.