

**PLANNING STATEMENT**  
**Variation of Condition of the application HGY/2025/0121**  
**Lower Flat, 192 Stapleton Hall Road, Hornsey, London, N4 4QL**

**1. Introduction**

This application seeks a Variation of Condition of the application HGY/2025/0121 in respect of the proposed siting and materials for the garden studio within the established residential curtilage of the Lower Flat, 192 Stapleton Hall Road, Hornsey, London, N4 4QL.

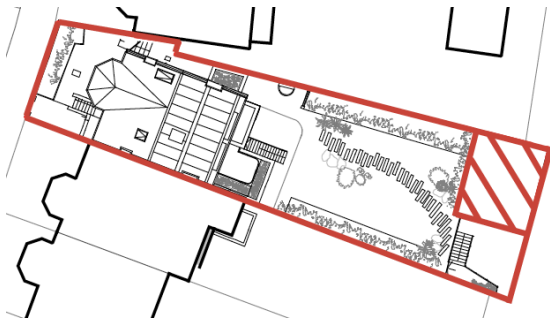
**2. Conditions 2 & 3:**

- 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.
- The external materials to be used for the proposed development shall match those of the existing building or those indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

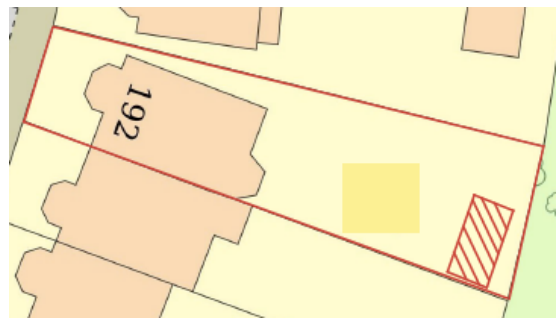
**3. Variations**

**Location:** It is proposed that the garden studio would be moved from the north corner of the rear garden to the south corner.

Agreed site (hatched in red):



Proposed site (hatched in red):



**Size:** It is proposed that the garden studio would be reduced in size from 6649mm long x 4248mm wide to 6500mm long x 3500mm wide. The approved design was 3730mm high at the rear falling to 2556mm high at the front, and the new design will be 3400mm high at the rear and 2500mm high at the front.

**Materials:** The approved roofing was corrugated roof cladding and it is now proposed to be EPDM rubber.

**Doors & Windows:** The approved design had timber framed glass doors 5.3m wide across the front, 2.6m along left hand side, and timber framed windows across the rear. The revised design has aluminium frame 1.2m (w) x 1m (h) windows and 2m wide sliding doors on the front, and a 900mm wide glazed door on the right hand side.

**4. Conclusion**

The revisions described above reduce the overall mass of the garden room and are otherwise negligible. Neighbours at 190 and 194 Stapleton Hall Road have both been consulted and have no objection to the revised siting of the garden studio.