

Officer Report

Application Number:	HGY/2026/1571
Application Type:	Removal/variation of conditions
Address:	2 Addington Road, Hornsey, London, N4 4RP
Proposal:	Variation of condition (2) of planning premission ref: HGY/2026/0255 (approved plans); namely (i) addition of a second zinc-clad dormer at the rear corner, matching the approved dormer and resolving an existing non-original, failing flat-roofed junction; (ii) a small high-level clerestory window to the rear elevation at ground floor; and (iii) the repositioning of one of the two approved Velux-type rooflights from the rear roofslope to the east roofslope
Case Officer:	Josh Parker
Valid Date:	05/08/2026
	6
Applicant:	Mr Matthew Chantzidakis
Agent:	Miss Elisabeth Ruinard

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject site comprises a three-storey end of terraced Victorian style dwelling in use as a family dwelling. The site falls off to the rear and the property has the lowest floor levels in the terrace. The proposal is southern side of Addington Road and sits in Stroud Green Conservation Area (CA) however is not within the curtilage of a listed building.

Stroud Green Conservation Area is a large, predominantly residential area characterised by Victorian terraces set along gently curving streets. There is a mixture of architectural styles and detailing, including variations in roof forms, but an overall consistency in the appearance, rhythm and scale of buildings. The area's character is defined by its coherent streetscapes, traditional materials, and the cumulative contribution of modest historic features such as original fenestration, brickwork, boundary treatments and roof forms. Together, these elements create a unified townscape with a strong sense of historic identity.

2. PROPOSED DEVELOPMENT

- addition of a second zinc-clad dormer at the rear corner, matching the approved dormer and resolving an existing non-original, failing flat-roofed junction;
- a small high-level clerestory window to the rear elevation at ground floor; and
- the repositioning of one of the two approved Velux-type rooflights from the rear roofslope to the east roofslope

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2026/0255 - Construction of a new single-storey half-width rear extension, single-storey detached garden room, replacement of all existing single-glazed windows with conservation-style double-glazed units to the front, side and rear elevations. Removal of the existing rear window dormer and construction of a new, fully insulated zinc-clad window dormer with balcony. Installation of two rooflights (Velux-type) to the rear roof slope. Approved

4. CONSULTATION

N/A

5. REPRESENTATIONS

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

Objections:2
Support:0
Objection (91 Stapleton Road)
Rejecting the points made in the original reference

Representation (4 Albony Road)
Unclear with the drawing set.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Scope of S73 application
2. Design and Heritage;
3. Impact on Neighbouring Amenity

Scope of S73 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. One of the principal uses of a Section 73 application is to seek a minor material amendment, where there is a relevant condition capable of being varied. A Section 73 application results in the grant of a new planning permission.

There is no statutory definition of a minor material amendment within the Government's Planning Practice Guidance (PPG). However, Paragraph 017 (Reference ID: 17a-017-20140306) states that it is likely to include any amendment where the scale and/or nature of the change would not result in a development that is substantially different from that which has already been approved.

The PPG advises that where an application under Section 73 of the Town and Country Planning Act 1990 (as amended) is granted, the effect is the issue of a new planning permission sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should therefore be issued, setting out all of the conditions attached to it. For clarity, decision notices granting 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 scope of the material planning considerations is somewhat restricted, and only the amendments proposed as part of this application can be assessed. However, in determining a Section 73 application, the Local Planning Authority (LPA) must consider the proposal in the context of the current development plan and any other material considerations. The LPA must therefore assess the proposed amendments against national and local planning policies that may have changed since the original planning permission was granted, together with the planning merits of the changes themselves.

Since the original grant of planning permission, planning policy and guidance have evolved, including the adoption of the London Plan 2021 and updates to the National Planning Policy Framework (NPPF). Government policy, as set out in the NPPF, places significant weight on boosting housing delivery and making effective use of previously developed land. The NPPF recognises the important contribution that small sites can make towards meeting housing needs and supports the efficient use of land, particularly in sustainable urban locations. Similarly, London Plan Policy H2 establishes a presumption in favour of small housing developments on under-utilised sites, particularly where sites benefit from good public transport accessibility.

The proposed changes would add a dormer to the roofline replacing a single window with a larger window to match the proposed dormer ref: HGY/2026/0255. A small slender window would also be added on the ground floor for additional light to reach the living area.

Accordingly, subject to the detailed assessment of design, heritage, and residential amenity considerations set out below, officers are satisfied that the proposal is capable of being considered as a minor material amendment under Section 73 of the Town and Country Planning Act 1990.

Design and Heritage

Design Policies

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Policy D3 of the London Plan (2021) requires development to make a positive contribution to local character and to respond appropriately to the existing pattern, scale, form and proportions of development. Local Plan Policy SP11 (Design) seeks to ensure that development contributes positively to Haringey's built environment and sense of place, while Policy SP12 (Conservation) requires development to conserve and enhance the borough's historic environment and heritage assets.

Development Management Policy DM1 (Delivering High Quality Design) requires all development and changes of use to achieve a high standard of design and contribute positively to the distinctive character and amenity of the local area. Development should relate positively to neighbouring buildings, create a harmonious townscape, improve the character and quality of the area, respond appropriately to consultation feedback, and demonstrate how design quality will be secured through delivery.

London Plan Policy HC1 requires development affecting heritage assets and their settings to conserve their significance, including through appropriate consideration of form, scale, massing, architectural expression and detailing.

Policy DM9 (Conservation Areas) states that development within Conservation Areas should preserve or enhance their character and appearance. Alterations and extensions should complement the architectural style, scale, proportions, materials and detailing of the host building and surrounding townscape and should not appear intrusive, dominant or overbearing.

Policy DM12 (Housing Design and Quality) requires alterations and extensions to residential buildings to be of a high-quality, site-specific and sensitive design. Proposals should respect and complement the form, setting, period and architectural characteristics of the original building and should utilise high-quality materials that respond appropriately to their context.

Collectively, these policies require development proposals to achieve a high standard of design, preserve or enhance the significance and character of heritage assets, and respond sensitively to their architectural and townscape context.

From a design standpoint, the physical profile of the building remains largely unchanged. The proposed work is to the rear and would only be appreciated from the gardens of neighbouring sites.

Although the roof-level changes do not add internal floor space compared to the existing layout, they do increase the size of an existing opening. Because the second dormer is subordinate to the primary rear dormer and retains sufficient visible roof slope and eaves line, it will not materially impair the legibility of the rear elevation.

While the chimney will be partially removed, it appears to have been altered previously. Therefore the addition of the second dormer would not materially harm the conservation area, leaving it preserved.

The proposal would preserve the character and appearance of the Conservation Area and would result in no harm to the significance of the designated heritage asset.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development to be designed so that it does not adversely affect the amenity of surrounding occupiers. In particular, proposals should provide appropriate levels of daylight and sunlight, minimise overshadowing, and safeguard privacy. Similarly, Policy DM1 (Delivering High Quality Design) of the Development Management DPD requires development proposals to ensure a high standard of privacy and amenity for both future occupiers and neighbouring residents.

As noted in the previous permission properties to the south on Stapleton Road are set back over 35m; despite the change in levels, the terrace would not materially affect their privacy.

The proposed enlargement of the window opening on the rear elevation will not result in any unacceptable loss of privacy or adverse impact on the residential amenity of the property situated to the rear or flanks.

Consequently, expanding the window aperture does not create new or intrusive sightlines, nor does it generate a material increase in actual or perceived overlooking. The proposal therefore fully aligns with local and national planning policies regarding residential amenity.

The amendments are considered to comply with London Plan Policy D6 and Policy DM1 of the Development Management DPD.

Overall Conclusion

Accordingly, the proposal is considered to constitute a minor material amendment under Section 73 of the Town and Country Planning Act 1990 and is considered to comply with the relevant policies of the Development Plan. Planning permission is therefore recommended for approval, subject to the conditions set out below.

Conditions:

- 1 The development hereby permitted shall be begun on or before 31 July 2029, being the date on which planning permission ref. HGY/2026/0255 would expire.

Reason: To ensure consistency with the implementation period attached to planning permission ref. HGY/2026/0255 granted on 30 March 2026, and to prevent the accumulation of unimplemented planning permissions pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans, drawings, and the materials specified within them, unless alternative materials are first submitted to and approved in writing by the Local Planning Authority.

APPROVED PLANS:

P - 2025.01 - PROPOSED P0.0001B_0002B_0003B

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 2 Addington Road. 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.

- 4 The joinery details used for the proposed replacement windows to the front side and upper floor elevations hereby approved shall exactly match the original windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and particularly the curved window-head detail. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Stroud Green Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Informatives:

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.