

3442/08-2310DS02

10 November 2023

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London Borough of Haringey
Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London,
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Dear Sir / Madam

TOWN & COUNTRY PLANNING ACT 1990
RIDGEFIELD, COURTENAY AVENUE, LONDON, N6 4LP

On behalf of our client, Irma Papashvili, we enclose an application under S73A of the Town & Country Planning Act 1990 (as amended) for the following:-

'variation of condition 2 on approved planning permission HGY/2013/2035 to incorporate changes to front, side and rear elevations, and enlarged basement'.

This online application (Ref: PP-12598591) includes the following:-

1. Application Forms together with Certificate A;
2. This Covering Letter; and
3. Application Drawings (as listed in Appendix 1).

Payment of the requisite planning application fee of £234.00 will be made at the time of submission.

Background to Application

Planning permission was granted by the Council for the demolition of the existing dwelling and the erection of a replacement dwelling on the application site on the 2nd of May 2013 (HGY/2013/0131).

Approval of details pursuant to Conditions 3 (materials), 5 (tree protective measures), 8 (hydrological and hydro-geological impact assessment) and 9 (construction management plan) were subsequently agreed in September 2013 (HGY/2013/1019).

The above permission was then amended by a S73 application granted on the 26th of November 2013 in order to secure a series of elevational changes together with a replacement ramp to the basement garage (HGY/2013/2035).

A series of further Non-Material Amendments (NMAs) were also subsequently approved by the Council later in 2014 (HGY/2014/2001); and 2015 (HGY/2015/0580; HGY/2015/0657).

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The current application proposal seeks to regularise certain changes to the building made on site during the construction of the approved development.

Proposed Amendments

Section 73A of the Town and Country Planning Act 1990 permits retrospective planning applications to be made for developments which have been carried out without permission, or which have been carried out without complying with some of the planning conditions imposed on a planning permission.

This Section 73A application seeks to vary Condition 2 (Approved Documents and Plans) to regularise certain changes to the building made during its construction.

Full detail of the proposed amendments is provided within the enclosed 'as built' application drawings prepared by Charlton Brown Architects.

For ease of reference, a summary of the amendments is outlined below:-

Alterations to Building Elevations

Front elevation east	- Minor changes to fenestration; lintel details - Alteration to main chimney profile - Omission of 2 x smaller chimneys to ridge of building
Rear elevation west	- Minor changes to fenestration; - Central bay window extended up from ground floor to first floor level - Brick parapet, stone coping added to bay window roof details - Balcony added to central bay window roof - Enlarged first floor dormers
Side elevation north	- Minor changes to fenestration; pediment; lintel details - Removal of 1st floor window
Side elevation south	- Minor changes to fenestration; pediment; lintel details - Removal of 1st floor window - Introduction of 1 x chimney and alteration to other chimney profile

Alterations to Building Floorplans

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Ground floor	▪ Rationalisation and reconfiguration of floorplan at rear ▪ Rear wall to family room and kitchen extended 1.5 metres east to be in line with corresponding section ▪ Depth of central bay window in east elevation extended 487 mm
First floor	▪ Rationalisation and reconfiguration of floorplan at rear ▪ Rear wall to study extended at east elevation to be in line with corresponding section ▪ Central bay window carried up from ground floor level in east elevation
Second floor	▪ Amended balcony detail to central bay window
Basement floor	▪ Rationalisation and reconfiguration of floorplan ▪ Increased depth to east and west elevations ▪ Introduction of new Sub-Basement floor level

Planning Considerations

All of the design changes proposed are minor in nature and were implemented to improve the functionality and appearance of the building whilst preserving the original design intent.

The associated changes to the design form and appearance of the previously approved scheme have been sensitively considered in relation to the design and detailing of the original consent, its relationship with neighbouring properties, and its setting within the Conservation Area.

The amended development maintains the level of privacy enjoyed by adjoining properties. The main bulk of the house will extend marginally further back into the site in two locations with no additional impact on the residential amenity on the neighbouring properties Brankesome or Somerlese.

The previous condition in respect of obscure glazing has also been carried forward into the development consistent with the requirements of the previous approval.

Given that the changes to the basement accommodation are entirely subterranean, the proposal does not result in any additional impacts on heritage, the character and appearance of the area, the amenities of neighbouring occupiers, landscaping, transport, or arboriculture, over and above what has already been approved.

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The proposal is therefore considered to be in accordance with policies 7.4 and 7.6 of the London Plan 2011, policies SP11 and SP12 of the Haringey Local Plan 2013 and saved policies UD3, OS17 and CSV5 of the Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a and SPG2.

Substitution of Drawings

Minor material amendments to planning permissions can be secured via Section 73 provided there is a suitably worded condition on the original permission which refers to the development being carried out in accordance with the approved plans.

The subject amendments therefore require the substitution of drawings referred to under Condition 2 and listed on the decision notice of HGY/2013/2035 and as altered by subsequent NMA's.

A table of approved drawings and those to be amended by this application is shown in Appendix 1 of this Planning Statement.

It is also anticipated that conditions previously discharged will be amended to compliance conditions or reference the approvals on any new planning permission to be issued by the Council.

Overall Summary

As demonstrated above and within the supporting drawing material, the changes to the planning permission are minor material amendments given the scope of the permission and scale of proposed changes.

Within this context, the proposals are in compliance with national, strategic, and local plan policy and guidance, and trust that permission can be granted accordingly.

I trust this is sufficient to validate the application and I look forward to receiving your written acknowledgement shortly.

Yours faithfully



Paul O'Neill
Director

Encl

Appendix 1

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Approved Drawing
1186 / AP3 - 03b
1186 / AP3 - 02b
1186/AP3 -C- 01a
1186 / AP3 -C- 03a
1186 / AP3 -C- 02a
1186/AP3 - 01b

Amended Drawing	Drawing Title
1186 / WD 101	G.A. Sub-Basement Plan
1186 / WD 102	G.A. Basement Plan
1186 / WD 103	G.A. Ground Floor Plan
1186 / WD 104	G.A. First Floor Plan
1186 / WD 105	G.A. Second Floor Plan
1186 / WD 106	G.A. Roof Plan
1186 / WD 107	G.A. Basement Lightwell Plan
1186 / WD 201	G.A. Elevation, Front (East)
1186 / WD 202	G.A. Elevation, Side (North)
1186 / WD 203	G.A. Elevation, Rear (West)
1186 / WD 204	G.A. Elevation, Side (South)
1186 / WD 205	G.A. Elevation, Rear Lightwell (West)