



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Dr.

First name

Rebecca

Surname

Hatjiosif

Company Name

Address

Address line 1

70 Chandos Avenue

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

N20 9DZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

07779615855

Secondary number

02088865100

Fax number

Email address

g@glaad.co.uk

Agent Details

Name/Company

Title

Mr

First name

George

Surname

Athanasi

Company Name

GLA Architecture and Design Ltd.

Address

Address line 1

Southgate Office Village

Address line 2

Block E

Address line 3

286A Chase Road

Town/City

County

Country

Postcode

N14 6HF

Contact Details

Primary number

02088865100

Secondary number

Fax number

Email address

g@glaad.co.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing 3 storey building (doctors' surgery and flats) and erection of replacement 4 storey building plus basement level below comprising a Class E (formerly Class D1) use (doctors' surgery) on the basement and ground floor and a class C3 use (residential) on the upper floors (9 flats); Associated works including amenity spaces, landscaping, and provision of bin stores, car parking and cycle parking.

Reference number

HGY/2020/2356

Date of decision (date must be pre-application submission)

01/02/2021

Please state the condition number(s) to which this application relates

Condition number(s)

3, 4, 6, 9 and 12

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We have agreed the changes with Mr. Matthew Gunning as per his email dated 9.08.23, in order to commence the works and implement the planning approval ref. HGY/2020/2356.

3. Other than demolition and prior to the commencement of above ground works samples and a schedule of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

4. Other than demolition and prior to the commencement of above ground works fully annotated elevations and sections (at a scale of 1:5, 1:10 or 1:20 where appropriate) shall be submitted to and approved in writing by the Local Planning Authority showing the following:

- I Front doors,
- II Windows,
- III. Window sills & headers,
- IV. Balcony railings,
- V. Brick banding and detailing,
- VI. Parapet details,
- VII. Recessed top floor,
- VIII. Front wall and railings,

with such detail and works implemented in accordance with the approved drawings and thereafter retained.

6. Notwithstanding the approved plans and before completion, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable shall be submitted to and approved in writing by the Local Planning Authority and shall be provided on site in accordance with the approved details before the building is occupied.

9. Other than demolition and before any above ground development commences details of the 'green roof' shall be submitted to, and approved in writing by, the Local Planning Authority. Details shall include species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the sedum roof and a programme for a scheme of maintenance have been submitted to and approved in writing by the local planning authority. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

12. Other than demolition, 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.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr.

First Name

Matthew

Surname

Gunning

Reference

HGY/2020/2356

Date (must be pre-application submission)

09/08/2023

Details of the pre-application advice received

As per your email below and on reading the suggested changes to the wording of the conditions, I accept that these changes can be treated as a Non-Material Amendment, and as such an application submitted under s96a to vary the wording of the conditions/ the trigger point for the conditions, enabling them to be discharged later in the build period.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

George

Surname

Athanasi

Declaration Date

17/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

George Athanasi

Date

2023/11/17