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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SECTION 73 APPLICATION

**Determination of applications to develop land without
compliance with conditions previously attached.**

Planning statement

**To accompany a planning application under Section 73 of the TCPA 1990
for the**

Variation of conditions 2 attached to planning permission

Ref; HGY/2022/4358

granted 14 February 2023

for the

**“Erection of a type 3 loft extension together with a first floor rear
extension across number 2 and 4”.**

In respect of land

2 & 4 Wellington Avenue, Tottenham, London, N15 6AS

By

Eade Planning Ltd

November 2023

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Introduction

1. On 14th February 2023, under planning ref: HGY/2022/4358, planning permission was granted for the *“Erection of a type 3 loft extension together with a first floor rear extension across number 2 and 4”* in respect of Land at 2 & 4 Wellington Avenue, Tottenham, London, N15 6AS.
2. Works have as yet not started. This application seeks to vary the approved plans with the effect of achieving a modestly wider ground floor rear extension.

The Condition

3. The application seeks to vary the plans by varying Condition 2 which lists the approved plans. Condition as stated is as follows:

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.

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

4. The plans listed are Drawing Page No – 01-13 – RV01.

The Variations

5. The following variation is sought. the approved first floor rear extension will be wider compared to what has previously been approved. given the position of the extension, the proposal will not have any detrimental effect on the host or neighbouring properties in terms of character and amenity.

Conclusion

6. It is considered that the proposed variation is supported, and permission should be granted for the minor modifications proposed.