

Officer Report

Application Number:	HGY/2026/0602
Application Type:	Householder planning permission
Address:	211 Lansdowne Road, Tottenham, London, N17 0NU
Proposal:	The erection of a ground floor and first floor rear extension with a roof terrace. Including the creation of a new and altered patio area. The replacement of the front garden boundary walls and fence, including the creation of a bike and air source heat pump enclosure. A fast charger EV point to be added to the front garden.
Case Officer:	Oskar Gregersen
Valid Date:	03/03/2026
Applicant:	6 Mr & Ms David and Kate Moore and Browne
Agent:	David Abimbola

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terrace dwellinghouse on the north side of Lansdowne Road. The area is residential in nature with the buildings to the north of the application site being set back further from the road.

The site does not fall within any conservation area, nor does it affect the setting of any listed building.

2. THE PROPOSAL

The proposed is for the erection of a ground floor and first floor rear extension with a roof terrace. Amendments to existing patio area. The replacement of the front garden boundary walls and fence, including the creation of a bike and air source heat pump enclosure. A fast charger EV point to be added to the front garden.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2022/1827 | Demolition of existing rear extension and erection of a single storey rear extension, and alterations to the rear patio
Approve w/ conditions

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Neither: 1

The following issues were raised in representations and are addressed further on in this report or below:

- A comment was submitted by a Local Councillor for the area which raised concerns about the property being compliant with space standards for new dwellings, as well as highlighting potential issues of access to light and overlooking, and single aspect. Lastly the comment raises questions about the materiality of changes to front elevation. These points will be addressed in the report below.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

This application seeks permission for a variety of additions to the site including the erection of a full width ground floor rear extension replacing an existing rear projection, erection of a 2.2m deep first floor rear extension and roof terrace, alterations to existing patio at a height of 568mm, removal/replacement of front boundary wall to create cycle storage with space for an Air Source Heat Pump.

Ground floor rear extension

The proposed ground floor rear extension would be 6m wide and 5.88m deep. The extension would directly abut the boundary with Nos. 209 and 213 Lansdowne Road that would extend 5.88m on each shared boundary. It is noted that the extension would match the depth of the rear projection of No. 213 Lansdowne Road and would extend 2.65m beyond the existing rear extension in place at No. 209 Lansdowne Road. The proposed extension would have a pitched roof, pitching down to a height of 2.85m on the boundary with No. 209 Lansdowne Road and 3no. of roof lights.

The proposed extension, whilst sizeable, would not result in an unacceptable impact on the character and appearance of the main dwelling and would be finished in materials to match those of the existing dwelling.

First-floor rear extension

The proposed first floor rear extension would be 3.56m wide by 2.25m deep, with a roof terrace projecting a further 1.75m beyond. The extension would directly abut the boundary with No. 213 Lansdowne Road. It would have a flat roof that would abut the eaves of the existing roof slope, and would abut the first floor flank wall of No. 213 Lansdowne Road.

While the first-floor extension is sizeable, given its flat roof design set no higher than the eaves and relatively shallow depth, on balance would respect the scale, form and character of the host building and wider locality.

The extension would be finished in materials to match those of the existing dwelling.

Roof terrace

The proposed roof terrace would be to the rear of the proposed first floor rear extension above the roof of the proposed ground floor extension. It would be 2.75m wide and be 1.75m deep. The proposed roof terrace would be at first floor level, lower than the roof ridge by 4.84m, and would setback from the rear of the roof by 1.89m and the eaves by 800mm. It would have glass balustrade with privacy screen 1.7m in height and the decking.

Whilst not a feature characteristic of the wider locality, its siting, scale and design would not unduly harm the character and appearance of the host dwelling or wider locality.

Cycle/ASHP store

The proposal would see the replacement of the existing front wall and boundary fence with No. 213 Lansdowne Road with a timber and brick cycle/ASHP storage unit in the front garden. The proposed unit would be 1.2m in height, matching the height of the existing front wall, and would extend 2.5m along Lansdowne Road and 2.28m along the boundary with No. 213 Lansdowne Road.

This addition would appear similar in scale to that of the existing front wall and would provide secure cycle storage and an enclosure for an ASHP. This approach is considered to be acceptable and would not cause any harm to the appearance of the host building or the character of the surrounding area.

The proposal overall is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

Air Source Heat Pump

The proposal is for the installation of an air source heat pump (ASHP) located in the front garden enclosed within a specifically built enclosure.

As a low carbon, low emission source of heating ASHP units are supported as a measure to reduce energy consumption/ reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21.

The proposed unit would be small in size and would not be visually prominent or harmful to neighbouring amenity, given where it will be located within a purpose-built enclosure. Specifically, the enclosure would be at the same height as the existing front boundary wall and would have an appearance similar cycle/refuse enclosures in place across the borough, similar to the structure in place at No. 218 Lansdowne Road.

In making a decision on this application it is noted that typically 1 x ASHP unit can be erected in connection with a domestic premises / or in connection with a block of flats under permitted development, without the need for planning permission, as per Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Based on the siting of the ASHP and the separation distances to neighbouring properties, in specific habitable windows, and the submitted information specifying noise emission levels it is considered the proposal will not harm amenity of neighbouring occupiers, falling below the permitted noise level of 42dB associated with ASHPs, as such meeting the requirement of policies DM1, DM21 and DM23. The permitted noise level of 42dB stipulate that noise levels must remain at or below 42 decibels (dB) from 1 metre away from any habitable room for an ASHP on its own. A condition is being imposed relation to such a noise rating level.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

Rear extensions

It is considered that the scale of the proposed extensions would not result in an unacceptable impact on neighbouring amenity. The proposed ground floor element would not project beyond the rear wall of No. 213 Lansdowne Road and would project just 2.65m beyond the rear of No. 209 Lansdowne Road. The eaves height of this 2.65m projection would be 2.85m on the shared boundary with no. 209.

It is considered that given the northwest facing nature of the rear gardens of these sites this increase in height along the boundary would not lead to any issues of overshadowing to habitable windows, and the increase in scale over the existing is considered not to cause any issues of enclosure or visual overbearing impact with regards to No. 209 Lansdowne Road.

The first-floor rear extension is shown on drawings not to breach a line drawn 45 degrees out from the mid-point of the nearest first floor habitable window of No. 209, as per BRE guidelines. The depth, height, massing and distance from the boundary would not cause any harm to neighbouring amenity. The extension would not project beyond the first floor rear wall of no. 213 and therefore would not result in an adverse impact on the occupants of this property.

Roof terrace

With the proposed 1.95m high glass balustrade installed on the eastern elevation of the roof terrace, overlooking from the proposed roof terrace into the adjoining gardens and rear windows of no. 209 would be satisfactorily restricted to ensure its introduction would not result in an unacceptable impact on overlooking conditions.

The terrace would be set a satisfactory distance away from properties to the rear of the site to ensure its introduction would not result in an unacceptable loss of privacy by neighbouring occupants in those adjacent properties to the rear.

Regarding the adjoining residential properties, the nearest window(s) likely serves a bathroom. Views into those windows would be blocked by the privacy screen and would therefore the presence of users on the terrace area in close proximity to the other windows would be unlikely to cause the perception of a loss of privacy in No. 209 Lansdowne Road.

In the same way people could congregate in a rear garden, there is scope for noise from gatherings on the roof terrace, but the use of the property or its use as a single family dwelling is not being intensified as part of the proposal, and as such, the proposal does not give rise to concerns with regards to noise disturbance. Any subsequent issues with noise in the premises would be a matter outside of planning considerations that would be covered by separate legislation concerning environmental health.

A restrictive condition shall be imposed on the development that requires the screen panels to be installed prior to first use of the roof terrace. Subject to compliance with the condition, the proposal is acceptable with regards to amenity impact considerations.

ASHP Noise

Submitted with this application was a noise calculation that approximated the noise level emitted by the proposed ASHP unit to be located within the front garden of this site. The document details that the unit would not exceed the MCS020 specified noise limit of 42 dB and would therefore be acceptable in terms of noise. A condition is imposed with this report that requires that this noise level is adhered to.

Overall, it is deemed that that proposed additions would not adversely affect neighbouring amenity and would be generally compliant with relevant development management policies.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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.

Approved drawings list: SP-00 REV-A, SP-01 REV-A, SP-02 REV-A, SP-03 REV-A, SP-04 REV-A, SP-05 REV-A, SP-06 REV-A, SP-03 REV-A (Proposed side elevations), SP-08 REV-A, SP-09 REV-A

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 5 The obscure glazed privacy screens as shown in the approved drawings shall be installed prior to the first use of the roof terrace area, with these features thereafter retained for the lifespan of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.