



Officer Report

Application Number:	HGY/2026/0708
Application Type:	Householder planning permission
Address:	34 Sperling Road, Tottenham, London, N17 6UL
Proposal:	Replacement windows, façade repairs, modifications to boundary walls and entrances, and minor alterations to an existing parapet.
Case Officer:	Josh Parker
Valid Date:	12/03/2026
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Applicant:	Mr Kostadinov
Agent:	Mr Sash Scott

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDINGS

The application site relates to a large two storey detached dwelling situated on the western bend of Sperling Road. The dwelling has attractive gothic window details, high closed off walls paired with a unique Victorian language.

The application site is not located in a conservation area nor listed.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Replacement windows, façade repairs, modifications to boundary walls and entrances, and minor alterations to an existing parapet.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2026/0709 - Lawful development: Single storey extension. Pending determination

CONSULTATION

LOCAL REPRESENTATIONS

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

Objections: 1

Support: 0

Neither: 0

Objection:

-Loss of character and detailing from property

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity;

Design and Appearance

DPD Policy DM12 (Housing Design and Quality) requires alterations to existing residential buildings to be of a high and sensitive design quality, respecting or complementing the form, setting and architectural characteristics of the original building. Policy DM1 (Delivering High Quality Design), Local Plan Policy SP11 and London Plan Policy D6 similarly require a high standard of contextual design.

The application seeks permission for a series of external alterations primarily intended to improve the building's thermal performance, functionality and long-term condition. These include window replacement, removal of applied façade detailing, alterations to boundary treatments, and modest changes to an existing parapet.

It is a material consideration that works involving the replacement of windows and the removal of decorative window surrounds potentially could, in isolation, be carried out under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order, as the dwelling is neither listed nor located within a conservation area. This means that the applicant could potentially lawfully replace the windows and remove associated surrounds without the need for planning permission. This fallback position carries significant weight in the assessment of the proposal, particularly in responding to the objection raised.

The proposal goes beyond pure fenestration changes by including boundary and parapet alterations, which require planning permission. When assessed as a whole, officers acknowledge that some original decorative features would be lost; however, the building's undesignated status allows for greater flexibility in external appearance. The resulting façade would remain coherent, with replacement windows retained within existing openings, and the overall appearance would not appear discordant within the varied residential context of Sperling Road.

The parapet to the rear extension had previously been increased in height. The proposal to lower this parapet by approximately 0.75 m would reinstate earlier proportions, reduce visual bulk and improve the relationship between the extension and the original gabled form.

A lightweight timber trellis is proposed above the existing brick boundary wall, increasing its height by approximately 0.55 m. The combined boundary height along the street frontage would range between approximately 2.9 m and 3.3 m. The trellis is visually permeable and has been reduced in

height during the course of the application to appear less defensive. The existing metal mesh enclosure to the eastern garden area would be removed, allowing for reinstatement of a more traditional garden setting. Over time, planting is expected to soften the appearance of the trellis and enhance the street scene.

A new metallic entrance door is proposed within the front boundary adjacent to the garage, with the former garage opening infilled in matching brickwork. Officers raise no objection to these alterations, which are minor in scale and appropriately detailed.

Overall, when assessed against the fallback position afforded by permitted development rights and the absence of heritage designation, the proposed alterations are considered acceptable. The works would not appear incongruous with the host building or surrounding streetscape and are considered to represent an acceptable standard of design in accordance with development plan policies.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development to safeguard the amenity of surrounding occupiers, including in relation to daylight, sunlight, outlook and privacy. Policy DPD DM1 similarly seeks to ensure that development does not result in unacceptable harm to neighbouring amenity.

The proposed trellis increases boundary height by approximately 0.55 m; however, due to its open, lightweight form and limited height, it would not result in any material loss of daylight, sunlight or outlook to neighbouring properties, nor would it create a sense of enclosure.

All proposed window replacements follow the existing window openings and do not introduce new overlooking or privacy impacts.

Given the limited scale and nature of the works, the development would not be overbearing when viewed from neighbouring land and would not result in material increases in overshadowing, overlooking or loss of outlook.

Conclusion

Having regard to the above assessment, the proposed development is considered acceptable in design and amenity terms. The works would not harm the character or appearance of the host dwelling or the wider streetscape, and would not result in unacceptable impacts on neighbouring properties.

Subject to conditions, the proposal accords with the relevant development plan policies and planning permission is therefore recommended for approval.

7. CIL APPLICABLE

N/A – Under 100sqm no new unit.

8. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

2503_X_10_00: Site plan
2503_P_20_00: Proposed ground floor plan
2503_P_20_01: Proposed first floor plan
2503_P_20_02: Proposed roof plan
2503_XP_30_00: Existing/proposed Section AA
2503_XP_30_01: Existing/proposed Section BB
2503_XP_40_02-XP West Elevation PL2
2503_XP_40_03-XP North Elevation PL2
2503_XP_40_04: Existing/proposed east elevation
34 Sperling Road - Design Access Statement

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

- 3 The brick to infill the garage door shall match in colour, size, shape and texture those of the existing brick.

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.

- 3 Where decorative stucco or render details are removed from the external elevations, and where the former garage opening is infilled, all exposed and new brickwork shall be carefully repaired and made good to match the existing brickwork in colour, size, shape and texture.

Reason: To ensure a satisfactory external appearance and to safeguard visual amenity and the character of the surrounding area, in accordance with London Plan Policy D3 (2021), Local Plan Policy SP11 (2017) and Development Management Policy DM1 (2017).

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.

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.