



Officer Report

Application Number:	HGY/2026/0387
Application Type:	Householder planning permission
Address:	168 and 170 Gladesmore Road, London, N15 6TH
Proposal:	Erection of joint double storey rear extension comprising half-width first floor extensions with flat roofs at 168 and 170 Gladesmore Road. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	05/03/2026
Applicant:	S Klein
Agent:	Mr Mark Silverman

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is 2 x two storey terraced dwellinghouses on the south side of Gladesmore Road. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposal is for the erection of a joint double-storey rear extension comprising half-width first-floor extensions with flat roofs at Nos. 168 and 170 Gladesmore Road.

Revisions have been submitted to reduce the previously proposed full-width first-floor extensions to half-width. The roof lanterns have also been removed from both first-floor extensions and replaced with flat roofs. The final revisions further include a reduction of the double windows on the side elevation to single windows.

Instead, two smaller window openings with modestly sized glazed windows should be provided. As such, please ask the agent to amend the scheme accordingly.

No. 168

The ground-floor rear extension would be full width and extend 3 metres in depth. The revised first-floor extension would be half-width, abutting the proposed first-floor extension at No. 170, and would also extend 3 metres in depth. The extensions would provide an altered kitchen/dining area at ground-floor level and one bedroom at first-floor level, with no side windows.

No. 170

The ground-floor rear extension would be as approved under planning reference HGY/2025/3522. The revised first-floor extension would be half-width, abutting the first-floor extension at No. 168, and would extend 3 metres in depth. The extensions would provide an altered kitchen/dining area at ground-floor level and one bedroom at first-floor level, with no side windows.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Relevant planning history:

HGY/2016/0398

Address: 168, Gladesmore Road, London, N15 6TH

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Decision Date: 22 March 2016

Decision: Refuse

HGY/2016/2316

Address: 168, Gladesmore Road, London, N15 6TH

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Decision Date: 26 August 2016

Decision: Refuse

HGY/2025/3515

Address: 170 Gladesmore Road, Tottenham, London, N15 6TH

Proposal: Erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension) with 2no. rooflights above the main roof.

Decision Date: 11 February 2026

Decision: Approve with Conditions

HGY/2025/3522

Address: 170 Gladesmore Road, Tottenham, London, N15 6TH

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.50m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Decision Date: 28 January 2026

Decision: Not Required

4. CONSULTATION RESPONSES

Neighbour Consultation

No representations received from neighbours in response to notification and publicity of the application.

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.

The revised extensions here is considered acceptable in design and spatial terms, being subservient to their original houses and having minimal impact on the character and appearance of the surrounding area.

The extensions would be finished in materials to match those of the existing dwelling, which is acceptable.

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

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.

The height and depth of the revised first floor extensions will not affect the amenity to No.166 and would not have an overbearing impact on the rear street scene.

The final revisions show that the 2no double side windows have been reduced to modestly sized 2no. single side windows, as the side of No.170 faces flats with balconies and windows. Therefore, the neighbouring privacy has been protected.

6. CONCLUSION

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: LP001 (Revised), P001 (Revised), P002 (Revised), P003 (Revised), P004 (Revised), and P005 (Revised).

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.

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: 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.

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.