



Officer Report

Application Number:	HGY/2026/0446
Application Type:	Full planning permission
Address:	85 St Anns Road, Tottenham, London, N15 6NJ
Proposal:	Alterations to the front elevation of the building, replacing the existing shop front with a new residential window, following the grant of prior approval under application reference HGY/2024/1286, for the change of use of the ground floor commercial unit to residential use.
Case Officer:	Neil McClellan
Valid Date:	18/02/2026
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Applicant:	Mr Leibel Twersky
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Proposed changes to the front elevation of the building, replacing the existing shop front with a new residential window, following the grant of prior approval under application reference HGY/2024/1286, for the change of use of the ground floor commercial unit to residential use.

Site Description

Three storey, mid terraced property located within an undesignated retail/commercial parade on St Anns Road. This application relates to the ground floor of the property which was last in use as a local employment and training centre within the E Use Class. It was operated by the Train2Work Academy a voluntary not for profit organisation. The ground floor unit includes a small courtyard to the rear.

The upper floors of the building are in use as 3 studio-flats.

It is not in a conservation area and none of the buildings on or adjacent to the site are listed.

Planning and Enforcement History

HGY/2025/3606 – Prior approval refused for the proposed change of use of the ground floor of the building from commercial/business/service use (Class E) to residential use (Class C3) to provide

two 2-bedroom/1-person flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Officer comment: This application was refused because it included the construction of a rear extension that would have fallen outside the scope of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

HGY/2024/1286 – Prior approval granted for the proposed change of use of the ground floor of the building from commercial/business/service use (Class E) to residential use (Class C3) to provide one 2-bedroom/3-person flat. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

HGY/2024/1544 – Planning permission refused for the erection of a ground floor rear extension. Appeal dismissed 17.12.2024.

In dismissing the appeal, the inspector made the following points:

1. The proposed extension would relate poorly to the host building and surrounding properties by virtue of its scale, bulk and design. The presence of other rear extensions in the area does not alter these findings.
2. The proposed roof light would cause an unacceptable level of light pollution to neighbouring properties.

HGY/2024/1286 – Prior approval not required for the proposed change of use of the ground floor of the building from commercial/business/service use (Class E) to residential use (Class C3) to provide one 2-bedroom/3-person flat. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

HGY/2021/2235 – Planning permission refused for a ground floor extension and for the change of use of the ground floor from office to residential use.

HGY/2021/1181 – Planning permission refused for a ground floor extension and for the change of use of the ground floor from office to residential use.

HGY/2002/1814 – Planning permission granted for the change of use of the round floor from a hairdresser to a community association office.

Non-planning history

According to VOA records, the upper floors of the building have been in use as 3 separate studio-flats since 2000.

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

Design and appearance

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, 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.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Following the granting of prior approval for the conversion of the ground to residential use (see site history above), this application is seeking planning permission for the associated alterations to the front elevation of the building.

The proposal is to replace the existing shopfront style window and roller shutter with a wide casement window and rendered masonry surround,

The proposed amended proposal is considered to be of an appropriate scale and design, that will protect local character and the visual amenity of the area.

Other matters

Given the minor nature of the proposed works, they will not impact in any materially noticeable way on neighbouring residential amenity.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

COMMUNITY INFRASTRUCTURE LEVY

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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

P02 – Proposed Front & Side (Left) Elevations;
P03 – Proposed Rear & Side (Right) Elevations;
P04 – Proposed Sections; &
P05 – Proposed Window Details.

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

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.