



Officer Report

Application Number:	HGY/2026/0677
Application Type:	Householder planning permission
Address:	17 Grovelands Road, Tottenham, London, N15 6BT
Proposal:	Amalgamation of two flats in a single dwelling; demolition of the single storey side extension; erection of two storey side extension, and third floor extension (Type 3).
Case Officer:	Nathan Keyte
Valid Date:	10/03/2026
Applicant:	6
Agent:	Mr Michael Banin Shulem Posen

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a end of terrace building, in use as flats. There is no record of flat conversion shown in the property's history.

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

The site is located within the South Tottenham House Extension SPD area, as well as an Article 4 Direction restricting conversion into HMOs.

2. PROPOSED DEVELOPMENT

Amalgamation of two flats in a single dwelling; demolition of the single storey side extension; erection of two storey side extension with ground floor rear extension element, and third floor extension (Type 3).

Materials and details to match the existing host building.

3. SITE HISTORY

HGY/2012/1776

Proposal: Erection of ground floor side extension and formation of rear dormers

Decision Date: 7 November 2012

Decision: Approve with Conditions

4. CONSULTATION

N/A

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received following the consultation period.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Principle of development;
Design and appearance; and
Impact on neighbouring amenity.

Principle of development

The application site is located within the designated area identified in Haringey SPD House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level.

This proposal is for a two storey side extension and Type 3 second floor extensions and given its location and being a corner property, the principle of this type of extensions is acceptable subject to the design detailing. Furthermore, there are existing examples at no. 23 Groveland Road granted planning permission under reference (HGY/2014/3094) and 19 Groveland Road (HGY/2021/1639). Overall, it is considered that a proposal for type 3 extensions would be comparable to existing properties in the vicinity and as such would in keeping with the pattern of development locally.

While there is no planning permission for the existing flats, the amalgamation of flats to create a single family unit, noting the site is within the South Tottenham SPD, which places emphasis on houses remaining as single family units (paras 3.51-3.55 of the SPD); the amalgamation would be considered acceptable in the event the existing flats were found to be lawful.

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.

The House Extensions in South Tottenham SPD was adopted in 2010 and amended 2013 in response to the need for large units within the area. This is a design led document, which seeks to readdress concerns regarding the inappropriate roof extensions within the area. This guidance ensures that the design and scale of any roof extension is appropriate for the building and for the character of the area. The SPD (Para. 3.19) highlights the importance of replicating brick/render details within the finish.

As stated above the proposal would mirror the approved scheme at no. 23 and 19 Groveland Road and would result in a uniformed terrace. Furthermore, large buildings are commonplace within the immediate area and are supported by the House Extension in South Tottenham SPD. As such the proposals are sympathetic to the character of the terrace and the scale of development in the South Tottenham Area.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

Given that the property is an end of terrace it considered that the proposal would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties. The single storey element on the boundary with no. 15 will remain unchanged. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Additional Matters

Paragraph 3.36 states that the "all proposals for Type 2 and Type 3 provide structural calculations to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground." There have been additional alterations in a form of single storey rear extension to the existing dwelling and the proposed build would be scrutinised by Building Surveyors.

This would not be a standard requirement for planning consideration, but as this is specifically referred to in the adopted SPD it is considered that this should be formally submitted to the Local Authority prior to commencement of development.

Conclusion

On balance proposal would accord with the aims and objectives of the SPD 'House Extensions in South Tottenham' (2013) and would not have any significant harm to the amenities of the adjoining neighbours and character of the street-scene.

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

7. CIL APPLICABLE

The increase in internal floor area would exceed 100 sq.m. stated on the application form as being a gain of 142.28 sqm and therefore is liable for the Mayoral or Haringey's CIL charge.

Based on the information given, the Mayoral charge will be £10,348.02 (142.28 x £72.73) and the Haringey CIL charge will be £8,570.95 (142.28 x £60.24). This will be collected by Haringey after/ should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for later payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8. BNG

N/A

9. RECOMMENDATION

GRANT PERMISSION subject to 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 and drawings as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

GR.17.PR.101; GR.17.PR.102; GR.17.PR.103; GR.17.PR.104; GR.17.PR.105; Location Plan.

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 precisely in colour, size, shape and texture those of the existing building. The render of the flank wall gable ends and frontage of the second floor shall replicate the texture and colour of the existing rendered frontage and shall be undertaken in conjunction with a re-rendering of the existing frontage to provide a seamless appearance between the old and new parts of the building. Detailing of the proposed bay window shall match exactly that of the existing detailing at first floor and roof tiles shall reuse or match precisely the existing roof tiles.

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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017 and South Tottenham Residential Extensions SPD 2013.

- 4 Before any work is undertaken in pursuance of this permission to add additional floors and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.

Reason: In order to safeguard the structural integrity of the building consistent with Policy SP11 of the Haringey Local Plan 2017 Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2013.

- 5 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no changes to the front or side elevations of the dwelling, including the rendered colour, texture and appearance, and window detailing shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent an out of keeping development of the frontage by controlling proposed extensions and alterations of the frontage and sides of this dwelling consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2013.

Informatives:

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: 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: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given, the Mayoral charge will be £10,348.02 (142.28 x £72.73) and the Haringey CIL charge will be £8,570.95 (142.28 x £60.24). This will be collected by Haringey after/ should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for later payment, and subject to indexation in line with the construction costs index