

Officer Report

Application Number:	HGY/2026/0549
Application Type:	Full planning permission
Address:	196 Page Green Terrace, Tottenham, London, N15 4NP
Proposal:	Excavation of front and rear lightwells and installation of stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats.
Case Officer:	Roland Sheldon
Valid Date:	24/03/2026
Applicant:	6
Agent:	Mr Friedman Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. Site location

The subject site contains a three-storey (with basement level) mid-terrace property that historically has been converted into 3 self-contained flats on the eastern side of Page Green Terrace, N15. The surrounding uses are predominantly residential. The site does not contain a listed building but is located within the Seven Sisters/Page Green part of the Tottenham High Road Conservation Area.

2. Description of Proposal

Creation of front and rear lightwells and stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

196 High Road, N15

OLD/1970/0398: Conversion into 3 self-contained flats – Approved 02/04/1970

PRE/2025/0365: -creating of one additional flat. -Basement extension with lightwells - Ground floor extension - First and Second Floor extension - Mansard roof

No enforcement history

4. Internal & Statutory Consultation

The following were consulted regarding the application:

Internal:

LBH Transportation Group: The proposal will be required to be car-free and permit-free. Details need to be provided of cycle storage, a detailed Construction Management Plan will need to be submitted alongside a highway dilapidation survey.

Officer comment: As the proposal is only to extend existing residential units but not create any new additional units, it is not deemed necessary to require the development to be subject to a car-free agreement.

LBH Heritage: The size and scale of the first and second floor rear extensions appear sufficiently subordinate to, and well-integrated with the rear façade composition and roof form. The rear basement is also acceptable in principle.

The front lightwell, railing and basement access are uncharacteristic features, with the basement access eroding the traditional front garden form, and the railings would be a distracting anomaly that departs from the consistent proportions and rhythm of the historic terrace. The bin stores and cycle stores would further erode the character of the front elevation.

Officer comment: Revised plans were received following the Heritage Officer's comments, which replaced the railings with metal grilles which included a front hatch, and removed the basement steps. The depth of the front hedge was increased to provide an increased visual buffer of the frontage of the site.

External:

None

5. Local Representations

The application was advertised through a site notice placed outside the premises, a notice placed in the local press and 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:

No of individual responses: 1

Objecting: 1

The following issues were raised in representations received during the consultation period:

- This is overdevelopment of a small plot
- Loss of amenity space, insufficient amenity space for larger flats
- Loss of light
- Visual overbearing impact from extensions

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design, character and heritage;
2. Standard and quality of residential accommodation;
3. Impact on neighbouring amenity;
4. Transport considerations;
5. Waste management;
6. Basement impact assessment;
7. Fire safety; and
8. Biodiversity

Design, character and heritage

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.

London Plan policy D3 requires proposals to seek to enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

DPD Policy DM18 sets out that in determining applications for light wells, the Council will consider whether:

- a The architectural character of the building is protected;
- b The character and appearance of the surrounding area is harmed; and
- c The development results in the loss of more than 50% of the front garden or amenity area

Lightwell and front garden treatment

Following amendments, the front garden treatment would see a bin store positioned at the front edge of the front garden, with a bicycle store positioned on the boundary shared with no. 194 Page Green Terrace. Soft landscaping would be placed in front of the proposed lightwell and in the south-west corner of the front garden area to screen the new lightwell, which would be the first on this historic terrace.

The front light well would be relatively modest in depth of 1.5 metres from the main front wall and would have metal safety grilles placed above it instead of upright metal railings. The steps down to basement level have been removed. The light well would occupy less than 50% of the front garden. The depth of the front hedge has been increased to provide more of a green visual

screening of the front garden area behind which the bin store would be located. Emergency ladder and hatch is proposed to be incorporated for escape means.

The proposed light well and associated bin stores and landscaping as revised would result in an acceptable impact on the character and appearance of the host building and would preserve the character and appearance of the wider conservation area.

Rear extensions and light well

The proposal would see an increase in depth of the existing first floor rear projection with a second floor rear extension above, and a lower ground and ground floor full width rear extension, with a 1.8 metre depth rear lightwell beyond it. Steps up to the garden level from the light well are proposed, with steps also proposed down to the garden level from the ground floor extension over the lightwell.

Many of the rear elevations of other properties in the terrace in which the host building is located have been subject to substantial alterations and extensions.

The first and second floor extension would be located adjacent to the projection of neighbouring no. 198 Page Green Terrace and would be of the same depth as this neighbouring feature. The rear extensions are shown to be externally clad in London stock bricks to match the existing building, with the first and second floor rear windows annotated to be timber sliding sash units.

The rear light well would have a depth of 1.8 metres, projecting beyond the rear extent of the basement extension. The scale, form and massing of the proposed extensions and rear light well would respect the scale, form and character of the host building and the wider conservation area. A restrictive condition can be imposed that requires the external materials for the extensions to match, as per the submitted drawings. Subject to compliance with conditions, the proposal would preserve the character and appearance of the conservation area.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The property as existing is laid out as 3 self-contained flats. The basement is not occupied and has a floor to ceiling height of 2.236 metres. The ground floor contains a 2-bedroom flat. The first and second floors each contain a 1-bedroom flat.

The proposal as facilitated by the extensions would increase the floorspace of the existing flats to create enlarged apartments, including at basement level. A large 3-bedroom 6 person flat would be provided over the basement and ground floor, with 3-bedrooms located at basement level and a kitchen and living room at ground floor level.

The first and second floor flats would remain as 1-bedroom flats.

As revised, the basement/ground floor 3-bed 6-person maisonette would be accessed by the existing entrance at ground floor level. It would have a floorspace of 146.69m² which exceeds the 108m² required to meet London Plan floorspace standards.

All of the bedrooms would be located at basement level which is only partially below ground level. The front bedroom would be served with a front lightwell of a limited depth of approximately 0.75 metres, but half of the west facing window height serving the bedroom is set above the adjacent ground level, meaning if left unblocked, a satisfactory means of outlook and light would be provided for future occupants.

The same layout is provided for the east-facing rear bedrooms although the lightwell would be of a larger 1.75 metres depth. The rear garden area would remain accessed by the ground floor flat which is in excess of 100m², well in excess of minimum space standards for amenity space in the London Plan.

Whilst the middle internal area of the basement is likely to receive minimal levels of natural light, no habitable space is proposed in the middle section which solely provides bathroom or utility room space.

The 1-bed flat at first floor would have an internal floorspace of 46.55m² and the 1-bed flat at second floor would have a floorspace of 47.16m². Whilst the bedroom serving these flats would marginally exceed the 11.5m² size to be considered of a double bedroom size in the London Plan, the proposal would make minimal changes to the existing first and second floor flat layouts and sizes, marginally reducing the size of the existing bedrooms and providing an enlarged kitchen and living room in comparison with the existing units. The revised layouts would provide an improved standard of accommodation for occupants of the flat, which would provide satisfactory outlook, light and storage for future occupants.

No access to amenity space is provided to the upper floor flats which is the same arrangement currently for the existing units. Given that this is an existing arrangement and only small adjustments are being made to the existing upper floor flats, this is considered to be acceptable in the circumstances.

All internal floorspace would exceed 2.5 metres in height across the 3 flats in accordance with London Plan standards. The proposal would therefore be considered to provide a satisfactory standard of accommodation for occupants.

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 residents.

At present, there is a lower ground and ground floor two-storey rear projection on the boundary shared with 198 Page Green Terrace of 5.5 metres depth. This projection would be retained with the existing first floor rear projection depth extended to 2.85 metres with a second floor extension above, up to the extent of the three-storey rear projection of 198 Page Green Terrace.

A full width 2.85 metre depth lower ground and ground floor rear extension is proposed.

The lower ground and ground floor rear extensions would not result in an unacceptable loss of light or outlook for either neighbouring properties either side of the host building.

The first and second floor extension would not project beyond the extent of the existing three-storey extension in place at no. 198 Page Green Terrace (PGT) and is set a sufficient distance away from the boundary of no. 194 PGT to ensure that it would not result in an unacceptable loss of light, outlook or create a visually overbearing impact on neighbouring occupants.

The level of occupancy would only be marginally increased through the increased size of the ground floor basement flat to include 2 more bedrooms, so it is not considered that the proposal would result in an unacceptable intensification of the residential use that would give rise to noise or general disturbance to be encountered by neighbouring residential occupants.

The proposed bin and cycle stores and front/rear lightwells would not result in any unacceptable impact on neighbouring amenity. No upper floor flank windows are proposed that would result in an unacceptable impact on neighbouring privacy levels.

The proposal is therefore acceptable with regards to neighbouring amenity considerations.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Part B of London Plan policy T6 sets out that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The site has a public transport accessibility level (PTAL) of 6a, indicating that has an excellent level of access to public transport links when compared to London as a whole. The site is located adjacent to a controlled parking zone (CPZ) which restricts on-street parking to resident permit holders only between Monday – Saturday 08:00 – 18:30.

No off-street parking is provided as existing and none is proposed for the development. Whilst a potential two occupants could be added to the site by virtue of the additional double, there would not be an increase in the number of units on site. This would not give rise to a significant demand for off-street parking over and above the existing situation that could not be accommodated on-street, or that would warrant the need for a car-free agreement.

Cycle parking

A cycle store capable of accommodating 4 cycle spaces would be provided within the front garden of the property, which would align with cycle parking standards within the London Plan. A condition

can be imposed that the cycle store is provided prior to first occupation of the property following completion of the development.

A construction management plan shall be required to be submitted to and approved by the council prior to the commencement of works on site, to set out how impacts on the highways and transport network, site safety and impact on neighbouring amenity would be minimised and controlled. Subject to compliance with these conditions, the proposal would be considered to be acceptable with regards to highways and transportation considerations.

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough. 2 bins of 550mm D x 500mm W x 1060mm H would be required for refuse and recycling and a food waste allocation bin of 350mm D x 300mm W x 360mm H. Satisfactory space is provided for waste, recycling and food waste storage space within the front garden of the site, accessible by waste collection operatives from the public highway. The development would be acceptable with regards to waste storage considerations.

Basement development

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques. DM Policy (2017) DM1 requires that there should be no significant adverse impact on other surrounding uses.

Development Management policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal would not adversely affect the structural stability of the application building and neighbouring buildings;

The excavation does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and would not adversely impact the amenity of adjoining properties or the local natural and historic environment.

The proposal seeks to excavate the existing basement to increase the floor-to-ceiling height from 2.236 metres to 2.5 metres, In addition, the footprint of the basement would be extended to provide a small front light well and rearwards beneath the proposed upper floor extensions by approximately 5.5 metres, with a 1.8 metre depth rear light well.

A Basement Impact Report by jms Group has been submitted in support of the planning application. The report outlines that the site bedrock geology is of London Clay formation. The site is not within 100 metres of a watercourse or spring line. The site is not located within a Flood Zone 2 or 3 or a Critical Drainage Area.

A standard underpinning construction technique is proposed for the construction of the development.

The Basement report adequately sets out the prevailing geological and hydrology conditions, and methods of construction to be satisfactory for the planning stage of the development.

Other legislations, Party Wall Act and Building Regulations, would also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties.

The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

In the event that the scheme was being approved a condition would be imposed to ensure that the structural side of the basement is overseen by a suitably qualified chartered engineer.

A construction management plan would also be required to be submitted to the LPA prior to the commencement of works on site.

In summary while it is recognised that certain aspects of the works here could not be determined absolutely at the planning stage, the information submitted to the LPA to date do provide assurances that the works here could be carried out successfully without affecting adjoining/neighbouring properties.

Fire safety

London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety, including that proposals provide a suitable and convenient means of escape for all building users.

Following removal of the originally proposed steps to and entrance from a new basement front door to the ground/basement flat, the proposal has been amended to incorporate a ladder and hatch from the front lightwell that would allow means of escape from the front basement bedroom in the event of a fire.

Means of escape from the rear basement bedrooms would be possible from the proposed rear lightwell. Additional means of escape would be via hatch and ladder in front lightwell grilles (closed otherwise) and the fore statement confirms that the flat will be made fit for escape via the ground floor entrance by internal suitable fit out. The proposal as revised is therefore satisfactory with regards to fire safety considerations from a planning perspective.

Biodiversity

DM policy DM1 sets out that development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole.

London Plan Policy G6 and Local Plan Policy DM21 require proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain. Additional greening should be provided through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. Local Policy SP13 requires new development to protect and improve sites of biodiversity and nature conservation value.

The requirement for a minimum 10% uplift in biodiversity value on planning applications is not applicable to this development, as it does not propose any additional residential units and does not affect an area of 25m² of habitat or more within the site. As such, the development is exempt from the requirement for 10% net gain in biodiversity value.

Conclusion

The proposal would provide a satisfactory design that preserves the character and appearance of the conservation area. It would provide a satisfactory standard of accommodation and would not result in an unacceptable impact on neighbouring amenity.

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. CIL Applicable

The proposal would not result in any new residential units or more than 100m² of additional floor space, and therefore is exempt from Mayoral and Haringey CIL.

8. Recommendation

GRANT PERMISSION 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.

PR-L001, PR-P000, PR-P001, PR-P002, PR-P004, PR-P006, PR-E001, PR-E002, PR-S001, PR-8004 Revisions D May 2026, PR-G001, PR-G002, PR-G003: Proposed plans, elevations and sections
Basement Impact Report by jms Group L25/396/12
196 Page Green-Fire Safety Statement

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 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 5 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

- 6 The proposed 4 secure and covered cycle parking facilities as set out on plan number reference: PR-P001 Rev C, PR-B004 Rev C shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 7 The proposed waste and recycling storage area as set out on plan numbers PR-P001 Rev C, PR-B004 Rev C shall be provided prior to the occupation of the development hereby permitted and retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

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.