



Officer Report

Application Number:	HGY/2026/1062
Application Type:	Householder planning permission
Address:	19 Jansons Road, Tottenham, London, N15 4JU
Proposal:	Demolition of existing of single storey rear extension, erection of a replacement single storey rear extension and associated internal alterations.
Case Officer:	Neil McClellan
Valid Date:	15/04/2026
Applicant:	Mr Daniel Morris
Agent:	Mr Samuel Gledhill

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Demolition of existing of single storey rear extension, erection of a replacement single storey rear extension and associated internal alterations.

Site and Surroundings

Two-storey mid terrace house. The property has an original, relatively short 2-storey outrigger to the rear and an existing single storey extension attached to the end.

The property is located within the Clyde Circus conservation area. It is not listed. The surrounding area is residential in nature.

The site is located within Haringey's Family Housing Protection Zone and in the area of the borough covered by an article 4 direction removing permitted development rights for changes of use between the C3 and C4 use classes.

Planning and Enforcement History

Non relevant

LOCAL REPRESENTATIONS

No comments have been received from neighbouring residents in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

Design & 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.

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. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context

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.

The house has an original, relatively short 2-storey outrigger to the rear. An existing single storey extension is attached to the end of the outrigger, comprised of a flat roofed element with a height of approximately 2.6 metres and depth of approximately 2.75 metres, with a mono-pitch roofed element projecting a further 2.8 beyond the flat roof element sloping down to an eave's height of approximately 2.2 metres at its rearmost extent. The existing extension given that is essential comprised of two poor quality and poorly maintained elements, has a rundown, ramshackle and disjointed appearance that relates poorly to the original house and detracts from its qualities as an undesignated heritage asset.

The proposal is to replace the existing extension with a new single storey extension occupying approximately the same footprint. There is no increase in depth and only a very slight increase in its width. It will have a mono-pitched roof sloping across its width. At its lowest, adjacent to the boundary with 20 Jansons Road, the proposed replacement would have a height to the top of its parapet wall of approximately 2.5, which is for much of its length is a little lower than the existing extension, and where it higher it is only marginally so.

The other flank elevation of the replacement extension would be considerably higher than the existing one, at approximately 3.7 metres high. This flank elevation faces the boundary with 18 Jansons Road but is set approximately 2.2 metres off it.

It is proposed that the extension's exterior wall be clad in a vertical dark timber panelling with dark aluminium doors and windows. The result will be a contemporary appearing addition that while contrasting with traditional older style of the original houses, is considered appropriately complimentary in its scale and design. It is considered to have significantly more architectural merit than the structure it is replacing and will have a positive impact on the character and appearance of the host dwelling and the Clyde Circus conservation area.

Most of the properties along this side of Spencer Road have extensions to the rear, that vary widely in their form, scale and appearance.

The proposed extension, given its relatively modest scale and respectful design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity and will preserve the character and appearance of the conservation 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.

Given that the extension would not extend beyond the end of the existing extension to the neighbouring property at No. 7, there would be no discernible impact on the amenities of that property's occupiers.

Given the proposed replacement extension occupies the same footprint as the one it is replacing and will be only marginally higher along the boundary with 16 Jansons Road, it is not considered to have any noticeably greater impact on the amenities of that property compared to the existing situation.

The other side of flank elevation of the proposed replacement extension, opposite the boundary with the other neighbouring property at 14 Jansons Road will, at approximately 3.7 metres, will be significantly higher than is currently the case. However, as the extension is set approximately 2.2 metres off this side boundary, it is considered to have an acceptable relationship and amenity impact in terms of that properties, outlook, daylight/sunlight and sense of enclosure. The extension will have higher level glazing on this flank elevation, but the floor levels inside would prevent any overlooking into the neighbour's garden and rear elevation windows. Given the existing boundary treatment along the boundary, whilst limited additional views from the extension will be limited to the upper floor windows of 14 Jansons Road, and given the narrow angle, set off from the boundary, the views into these upper floor windows will be restricted and not considered to result in a materially harmful loss of privacy.

Given the above considerations, the proposed extension is therefore acceptable in amenity terms.

Conclusion

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.

RECOMMENDATION

GRANT PERMISSION

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 following approved plans, drawings and documents, other than where those details are altered pursuant to the conditions of this planning permission:

2603-GA-03 – Proposed Ground Floor Plan;
2603-GA-04 – Proposed Roof Plan;
2603-GA-05 – Existing & Proposed First Floor Plan;
2603-ELE-03 – Proposed Front & Rear Elevations;
2603-ELE-04 – Proposed Side Elevations & Section: &
Design & Access Statement dated 14/04/2026.

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

- 3 The development shall be completed in accordance with the external materials and details set out in the approved drawings and design and access statement, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 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 their 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.