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Planning, Design & Access Statement

For the proposed

**“Amalgamation of two flats to revert the property to a single
dwellinghouse”**

at

**17 Grovelands Road
London N15 6BT**

By

Eade Planning Ltd

June 2026

Introduction

1. The land is at 17 Grovelands Road, London N15 6BT.
2. The property is an end-of-terraced house.
3. The application site comprises of what appears to be a two-storey building from street level but encompasses three floors including the converted loft space. The property is in C3 use comprising of x2 flats.
4. The application seeks planning permission for the deconversion of the property.
5. The development does not concern any external changes at all as all alterations are completely internal.
6. The site is pictured below.



Proposal Description

7. The description given is the 'Amalgamation of two flats to revert the property to a single dwellinghouse'.

The Proposal

Deconversion

The property will go through a few minor internal changes to restore the site to a single family dwellinghouse. As there are no extensions proposed there are no impacts of loss of daylight, privacy or overlooking.

This submission follows the approval of HGY/2026/0677 where it was noted the amalgamation is acceptable.

This application will allow the new homeowners to refurbish the property to be suitable for modern-day living along with landscaping the rear garden which at the moment is unkempt.

The submission is exempt from BNG given less than 25sqm is impacted from the development.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased living space and private undisturbed access. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

8. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

9. The development provides a spacious single family dwellinghouse within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.