



Officer Report

Application Number: HGY/2026/1376
Application Type: Householder planning permission
Address: 85 Ermine Road, Tottenham, London, N15 6DE
Proposal: Conversion of garage into a habitable room and replacement of the existing garage door with brick wall and window to match existing property.

Case Officer: Neil McClellan
Valid Date: 15/05/2026

Applicant: MR. ALEX HASANI
Agent: - SMART SKILLS LTD

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Conversion of garage into a habitable room and replacement of the existing garage door with brick wall and window to match existing property.

Site and Surroundings

The application property is a 3-storey mid terraced house built in the mid 1970's as part of a larger estate. No restrictions were placed on individual properties' PD rights in the planning permission granted for the development of the estate.

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

Planning and Enforcement History

HGY/2026/1367 — Certificate of lawfulness granted for the proposed conversion of the loft including a rear dormer extension and three front roof lights.

LOCAL REPRESENTATIONS

No representations have been received 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.

The proposal is to convert the property's existing and original integral garage to a habitable room in order to provide additional living space at ground floor level. The proposed works do not involve any form of extension to the property, with only external changes to the property involving the replacement of the existing up and over garage door on the property's front elevation with a upvc casement window that approximates the style of the house's existing windows and brick work to match the existing. Similar works have been carried out in the same terrace as the application property at Nos. 82 and 91 Ermine Road, and on similar properties elsewhere within the estate at Nos. 16 & 18 Sherboro Road, and Nos. 11, 13, 14, 15, 16, 18, 20 & 79 Ermine Road. So just over a third of the properties within the estate built with integral garages have converted them to habitable rooms, most incorporating upvc casement windows of a similar style and proportion to the one proposed in this application.

The proposal is considered to respect and compliment the character and appearance of the application property and the wider estate and is considered acceptable in terms of its design and appearance.

Other matters

The property will retain an off-street parking space. The loss of the garage is therefore not considered likely to impact to any noticeable degree on street parking decisions within the locality.

Given the minor scale and the nature of the proposal it is not considered to have any material impact on neighbouring amenity.

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:

N.A/85ER/201 Rev A – Existing & Proposed Ground Floor Plan;
N.A/85ER/202 Rev A – Existing & Proposed First & Second Floor Plans;
N.A/85ER/203 Rev A – Existing & Proposed Roof Plan;
N.A/85ER/204 Rev A – Existing Front & Rear Elevations;
N.A/85ER/205 Rev A – Proposed Front & Rear Elevations;
N.A/85ER/206 Rev A – Existing Side Elevations;
N.A/85ER/207 Rev A – Proposed Elevations;
N.A/85ER/208 Rev A – Existing Section;
N.A/85ER/209 Rev A – Proposed Section; &
N.A/85ER/211 Rev A – Proposed Block 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 in colour, size, shape and texture those of the existing building, unless indicated otherwise on the approved plans.

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.

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.

INFORMATIVE: Subdivision and HMO Use

This certificate of lawfulness is issued in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm

