



Officer Report

Application Number:	HGY/2026/1517
Application Type:	Full planning permission
Address:	14 Talbot Road, Hornsey, London, N6 4QR
Proposal:	Conversion of property from 3 flats to a single family dwelling house, with removal of external front staircase, new window to side elevation and new front windows to roof level.
Case Officer:	Roland Sheldon
Valid Date:	03/06/2026
Applicant:	Mr and Mrs Y and A Tsitouras
Agent:	Kyriacou

RECOMMENDATION

Approve with Conditions

1. Site location

The subject site contains a two-storey (with roof accommodation) semi-detached property located on the western side of Talbot Road, N6. The surrounding uses are residential. The site does not contain and not within the setting of a listed building. The site is located within Highgate Conservation Area.

The property is located within a 'Family Housing Protection Zone', as introduced in the 2017 local plan to restrict further residential conversions in areas identified as already having a high concentration of converted properties.

2. Description of Proposal

The application proposes the conversion of property from 3 flats to a single family dwelling house, with removal of external front staircase, new window to side elevation and new front windows to roof level.

3. Relevant Planning and Enforcement history

14 Talbot Road, N6

OLD/1981/1491: 19/8/81 Conversion into three self-contained units, 2nd erection of single storey extension at ground floor level and dormer extension at second floor level.= - Approved 13/11/1981

OLD/1984/1538: 26/4/84 Conversion into 3 self-contained flat – Approved 26/07/1984

4. Internal & Statutory Consultation

The following were consulted regarding the application:

No statutory consultees

5. Local Representations

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: 0

Objecting: 0

Supporting: 0

The following comments were raised in the representations received:

No comments received.

The following comments were received from local groups/societies:

No comments received.

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and heritage;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Waste management

Principle of development

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

London Plan policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

"To reflect the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households, it is important local policies and decisions are based on robust

evidence and take account of strategic housing requirements. As a general principle, locally restrictive policies, including those based on 'conversion quotas', should not be applied without robust justification"

However, London Plan policy H8 sets out that the loss of existing housing should be replaced by new housing at existing or higher densities, with at least the equivalent level of overall floorspace.

Part C of DM policy DM10 (Housing Supply) sets out that the Council will resist the loss of housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

Emerging policy H11 of the Draft Local Plan focuses on the loss of Existing Housing

Part A sets out that proposals involving the loss of existing self-contained homes will only be permitted where homes lost are replaced with new self-contained homes at existing or higher densities with at least the equivalent level of overall floorspace and no loss in family-sized homes or where one of the following criteria is met:

- (1) the land or buildings are no longer suitable for residential use and it is considered inappropriate to re-provide homes
- (2) the proposal will enable sub-standard units to be enlarged to meet minimum residential space and amenity standards
- (3) the proposal is for an essential community use or infrastructure for which there is demonstrable need, and it can only be provided by the loss of existing residential floorspace
- (4) the proposal involves combining no more than two non-family sized dwellings in order to create a family-sized dwelling and the total floorspace of the new dwelling created will be less than or equal to 125 square metres. Conversion of two or more units into a single dwelling is considered material and would require planning permission.

The host building was a purpose-built large single family dwellinghouse, but was granted planning permission to be converted into 3 self-contained flats in the 1980s. Council tax records confirm that there are 3 records for the host building. The existing floor plans appear to show that there is a very large ground floor flat capable of accommodating at least a 2-bed 4-person unit, but in all likelihood, a 3-bedroom unit (2 large rooms on the ground floor are labelled as being offices). Excluding the basement area, the flat has a floorspace of at least 128m², and has access to large rear garden.

A 2-bedroom 4-person flat is provided on the first floor with a floor space of 71m², and a second floor 2-bedroom 4-person flat with a floor space of 81.5m². The floorspace of all the existing units exceed the minimum floorspace standards as set out in policy D6 of the London Plan. Whilst the upper floor units do not appear to benefit from access to the rear garden, the property is located in an area that benefits from access to excellent open space provision, with access to Highgate Wood within 310 metres walking distance of the site.

Whilst the proposal would not result in a net loss of residential floorspace, it would result in a net loss of 2 dwellings from the borough's housing stock, which is deemed to be a significant change in the borough's housing stock.

It is acknowledged that the site is within a Family Housing Protection Zone introduced in the current local plan adopted in 2017, which reflects that historically there are likely to have been a

high number of houses converted into flats, which has resulted in a sizeable loss in availability of family-sized housing for which there is an identified need.

The proposal would re-introduce a large 5-bedroom detached dwellinghouse into the borough's housing stock with no net loss of residential floorspace

Whilst the proposal would be contrary to emerging policy H11 in that it would not match the existing density of homes – or number of units, it is acknowledged that the plan at present has not yet reached the Regulation 19 stage, where the Council publishes the version of the plan it intends to adopt, to allow for a minimum 6-week period of public consultation. As such, the policy only carries very limited weight at present. Given that the proposal would not result in any net loss of residential floorspace, and would re-introduce a 5-bedroom dwellinghouse into the borough's housing stock, on balance, the proposal can be considered to be in accordance with currently adopted planning policy.

Design and heritage

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality. 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 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.

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. Policy SP12 sets out that the Council will ensure the conservation of the historic significance of Haringey's historic assets.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance.

The proposal would see the removal of the existing external staircase serving the upper floor flats, alongside the insertion of a window that seeks to replicate the design and detailing of other windows on the first floor frontage of the building. In addition to this, casement windows within the projecting gable frontage at roof level and in the existing front dormer window are proposed.

It appears that the existing windows that they would replace are non-original units that do not replicate the non-rectangular ornate timber panes that are common in the loft floor frontage of other Edwardian properties on Talbot Road, including linked property 12 Talbot Road.

The replacement windows would have timber frames that are a similar in design and detailing to the original units that the property would previously have had. The alterations would enhance the character and appearance of the host building and the wider 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 criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal would re-introduce a large 5-bedroom dwellinghouse back into the borough's housing stock with in excess of 280m² of floorspace with satisfactory outlook and bedroom sizes, and access to a large rear garden, all well in excess of minimum London Plan standards.

Given the above, the proposed units would provide an acceptable standard of accommodation for future occupiers.

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.

None of the external amendments would result in any impact on neighbouring amenity. The conversion of the property from 3 flats into a single family would not result in an intensification of the residential use of the site that would give rise to concerns over neighbouring amenity impact. The proposal is therefore acceptable with regards to amenity impact 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.

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 proposal would not result in any increased demand for off-street parking or cycle parking over and above the existing situation of the site being used as 3 self-contained flats. Notwithstanding this, no details of existing cycle storage have been provided. In order to ensure satisfactory means of cycle storage are provided for future occupants, details of secure, covered cycle storage of an acceptable standard shall be required to be provided and approved by condition. Subject to compliance with the condition, the proposal will be satisfactory with regards to transport 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 (refer to capacity allocation in guidance note and comment on scheme compliance).

No details of waste/recycling storage have been submitted as part of the application. A pre-occupation condition can be imposed that requires details of satisfactory waste and recycling storage to be submitted and provided prior to occupation of the development.

Conclusion

The conversion of the property from 3 flats back to its original use as a large single family dwellinghouse is on-balance in accordance with currently adopted planning policy.

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 not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for approval 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.

57/26 3: Existing elevations & Sections

57/26 4: Proposed floor plans

57/26 6: Proposed elevations/sections

Heritage, Planning Design and Access Statement by FPS UK Ltd

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 Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

- 5 Details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The development shall not be occupied until a minimum of 2, but preferably 4 cycle parking spaces for users of the development, have been installed in accordance with the approved details. 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.

- 6 Notwithstanding the plans otherwise hereby approved, detailed elevations and sections at a scale of 1:20 for the proposed windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of all works on site. The plans shall provide details of the opening arrangement, detailing and glazing bars. The development shall be carried out in accordance with the approved details and maintained as such for the lifespan of the development.

Reason: In the interests of preserving the character and appearance of the conservation area, in accordance with policy HC1 of the London Plan 2021, policy SP12 of the Haringey Local Plan 2017 and policy DM9 of the Haringey 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 his ownership.