



Officer Report

Application Number:	HGY/2026/1530
Application Type:	Full planning permission
Address:	89 & 91 Vartry Road, Tottenham, London, N15 6QD
Proposal:	Amalgamation of two existing 2-bedroom flats into one 4-bedroom dwelling house (Class C3 Use), and the erection of a new front porch.
Case Officer:	Neil McClellan
Valid Date:	01/06/2026
Applicant:	Mr Sprung
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

This application seeks planning permission for the conversion of the property from two separate 2-bedroom flats into a single 4-bedroom dwellinghouse (Use Class C3), together with the erection of a new front porch.

Site Description

The application property is a two-storey mid-terrace property, currently arranged as two separate self-contained flats, one occupying the ground floor and the other occupying the first and loft floors which has been converted and extended with a rear dormer.

The site is not located within a conservation area and is not listed or close to any listed buildings or structures.

The site is within Haringey's Family Housing Protection Zone.

Planning and Enforcement History

HGY/2004/0943 – Planning permission granted for the erection of an external metal staircase connecting upper floor flat to rear garden.

Example cases to combine flats into single dwellinghouses.

HGY/2025/1501 – 23 Earlsmead Road N15, (Full, Granted).

HGY/2024/0891 – 19 Harcourt Road, N15. (Full. Granted).

HGY/2023/2664 – 6 Glasslyn Road, N8. (Full. Granted).

HGY/2023/1599 – 30 Sidney Road, N22. (Full. Granted).

HGY/2022/4129 – 14 Crowland Road, N15. (Full. Granted).

2. REPRESENTATIONS

One representation has been received from a neighbouring resident in response to notification and publicity of the application. They support the proposal but request that the submitted plans are adhered to, that building debris/mess and disruption be kept to a minimum and that the large tree between Nos. 89/91 and 93/95 Vartry Road not be removed. They would also like to know when work will commence and end.

Officer comment: A standard condition would be attached requiring the development to be completed in accordance with the approved plans. Provided the works commence within three years of the date of permission being granted, the Council has no control over when works commence or how long they take. However, should the works be undertaken in a manner that causes an unacceptable environmental nuisance, under the Environmental Protection Act 1990 and Control of Pollution Act 1974 local authorities do have the power to issue abatement notices, restrict working hours, and stop noisy or messy operations.

The tree mentioned by the representee is a relatively minor tree located in Nos. 89/91s side return. Between the application property and neighbouring property's 2-storey outriggers. It's growing conditions are therefore highly constrained and it unlikely to reach a size or significance that would merit a TPO. The application is not proposing any rear extensions or landscaping and does not propose removing the tree. Given its location, modest size and limited potential for further growth, it is not considered necessary to condition the tree's retention.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Loss of residential accommodation.
2. Standard and quality of residential accommodation.
3. Design & appearance.
4. Neighbouring amenity.
5. Transport & Servicing.

Loss of residential accommodation

The applicant proposes to amalgamate the two existing 2-bedroom flats and convert them into one 4-bedroom dwelling house. This would result in the net loss of one existing residential unit. Section 55 of the 'Town and Country Planning Act 1990 provides that the conversion of a single dwelling house into two or more dwellings constitutes development. The Act does not cover the situation where a house is being converted back to its original use. However, the courts have held that where such a proposal results in the net loss of housing units, and/or the potential change in the character of the use of the land, it would meet the Act's definition of development and therefore requires planning permission.

Policy DM10 states that Council will resist the loss of all existing housing unless housing is replaced with at least equivalent new residential floor space. The proposal does not result in any net loss of residential floor space. However, it is acknowledged that, amalgamations of flats into single units have the potential to impact on Haringey's housing targets, set out in Policy SP2 of its Local Strategic Policies. Whilst such conversions in Haringey remain relatively rare, there has been a noticeable increase, and the Council is monitoring the situation.

The existing ground floor flat is laid out as a 2-bedroom/4-person unit with a gross internal floor area of approximately 66sqm that falls just short of the London Plan/Nationally Described floor space standard of 70sqm for a flat of this type and size.

The site is located within Haringey's Family Housing Zone. Policy DM16 (Residential Conversions) seeks to maintain and support the provision of larger family homes to meet identified housing needs. The site also falls within the area covered by Haringey's South Tottenham Home Extensions SPD, which recognises a particular need for larger family-sized accommodation.

Whilst the proposal would result in the loss of one residential unit, there would be no loss of residential floorspace. Furthermore, the proposal would reconfigure the property to provide a single 4-bedroom family dwelling within an area where larger family housing is sought and supported by planning policy. It is also noted that the existing ground-floor flat falls below current nationally described space standards.

On balance, the provision of a well-sized family dwelling within the Family Housing Zone is considered to outweigh the loss of one residential unit in this instance, and the proposed amalgamation is therefore supported.

Standard and quality of proposed 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 dwellinghouse would essentially be converted into a traditional terraced house. The reconstituted house would be classed as 4-bedroom/8-person dwelling over 3-storeys for which the relevant floor space standard is 130 sqm. which, with a useable floor area of approx.160 sqm., it would significantly exceed. As well as providing a good standard of living space, it would also provide an acceptable overall layout and large garden. As such, the standard of accommodation provided within the conversion is considered acceptable and in accordance with The London Plan (2021) Policy D6 Housing quality and standards.

Design & appearance

Other than the proposed front porch, the external appearance of the building will not be changed. No extensions to the rear are proposed.

The proposed front porch simply encloses the property's existing open front porch that serves the existing flats/maisonettes existing front doors. No increase in footprint or height is proposed. The porch would therefore sit comfortably within the established street scene and will not impact negatively on the character of the area or on local visual amenity.

The proposal is considered acceptable in design terms and in accordance Policies DM1 and DM 12 of Haringey's Development Management DPD.

Neighbouring amenity

Other than the proposed front porch discussed above, there are other enlargements proposed. There is no impact therefore on the amenities of neighbours in terms of daylight/sunlight, sense of

enclosure, outlook or privacy. There is no increase in floor space proposed, and the amount of living space will remain the same. The proposal is therefore not considered likely to result in any additional impact on the amenity of neighbouring properties compared to the existing situation.

Transport & Servicing

As the residential capacity of the site is unchanged by this proposal, it is not considered likely to result in any material increase in parking or servicing demands. Refuse storage will continue to within the property's existing small front forecourt area. No room existing for the introduction of secure cycle storage for the reconfigured property. However, as it will benefit from a generous rear garden which already has a large shed in it, the new house will have adequate capacity to provide secure cycle storage for its prospective occupants.

Conclusions

The proposal is considered acceptable for the reasons set out above.

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.

4. RECOMMENDATION

GRANT PERMISSION subject to 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings:

PR-L001 – Proposed OS Map and Location Plan;
PR-P001 – Proposed Ground Floor Plan;
PR-P002 – Proposed First Floor Plan;
PR-P003 – Proposed Loft Floor Plan;
PR-P004 – Proposed Roof Plan;
PR-E001 – Proposed Front & Rear Elevations;
PR-E002 – Proposed Side Elevation 1;
PR-E003 – Proposed Side Elevation 2;
PR-S001 – Proposed Section AA;
PR-PE001 – Proposed Front Perspective View; &
PR-PE002 – Proposed Rear Perspective View.

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

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, and that all other necessary consents from others with a relevant interest in the land should be obtained before commencing the development hereby approved.