



Officer Report

Application Number:	HGY/2026/1716
Application Type:	Full planning permission
Address:	17 Grovelands Road, Tottenham, London, N15 6BT
Proposal:	Amalgamation of two flats to revert the property to a single dwellinghouse (Class C3 Use)
Case Officer:	Nathan Keyte
Valid Date:	16/06/2026
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Applicant:	Mr Michael Banin
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a end of terrace building, in use as flats. There is no record of flat conversion shown in the property's history.

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

The site is located within the South Tottenham House Extension SPD area, as well as an Article 4 Direction restricting conversion into HMOs.

2. PROPOSED DEVELOPMENT

Amalgamation of two flats in a single dwelling.

3. SITE HISTORY

HGY/2012/1776,

Address: 17, Grovelands Road, London, N15 6BT

Proposal: Erection of ground floor side extension and formation of rear dormers.,

Decision Date: 7 November 2012

Decision: Approve with Conditions

HGY/2026/0677,

Address: 17 Grovelands Road, Tottenham, London, N15 6BT

Proposal: Amalgamation of two flats in a single dwelling; demolition of the single storey side extension; erection of two storey side extension, and third floor extension (Type 3).,

Decision Date: 21 May 2026

Decision: Approve with Conditions

4. CONSULTATION

N/A

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received following the consultation period.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Principle of development;
Design and appearance; and
Impact on neighbouring amenity.

Principle of development

While there is no planning permission for the existing flats, the amalgamation of flats to create a single family unit, noting the site is within the South Tottenham SPD which places emphasis on houses remaining as single family units (paras 3.51-3.55 of the SPD) the amalgamation would be considered acceptable in the event the existing flats were found to be lawful.

Design and 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.

No changes to the external appearance is proposed.

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.

Considering the nature and scale of the proposed development, no material impact on neighbour amenity will occur.

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

7. CIL APPLICABLE

N/A

8. BNG

N/A

9. RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

GR.17.PR.101 Rev A; GR.17.PR.102; GR.17.PR.103; GR.17.PR.104; GR.17.PR.105; location plan.

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

Informatives:

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: 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.