



Officer Report

Application Number:	HGY/2026/1675
Application Type:	Full planning permission
Address:	First Floor Flat, 113 Myddleton Road, Wood Green, London, N22 8NE
Proposal:	Conversion of the loft space to create an additional self contained flat, with erection of 3x rear dormers and insertion of roof lights to the front roof slope
Case Officer:	Gareth Prosser
Valid Date:	12/06/2026
Applicant:	6
Agent:	Manish Patel Detailed Planning Ltd

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

The subject site is a loft space located above a two-storey structure within the Myddleton Road Shopping Centre. The ground floor operates as a commercial unit with residential floorspace above.

The site is located within the Bowes Park Conservation Area but does not contain a listed building.

THE PROPOSAL

The proposed seeks consent for the extension and conversion of the existing loft space to create an additional self-contained flat, with erection of 3x rear dormers and insertion of roof lights to the front roof slope.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

PRE/2025/0313 Short Advice Given 22/04/2026 First Floor Flat, 113 Myddleton Road, Wood Green, London, N22 8NE Potential conversion of the loft space at 113 Myddleton Road, London N22 8NE to create additional self-contained residential flat.

CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: No objection received.
- LBH Transportation: Comments made, see below.

Transport comments as follows:

- a. The site has moderate public transport accessibility (PTAL=3) and is located within a CPZ.
- b. The proposal is car free, however no parking stress surveys/ assessment has been undertaken. Under these circumstances, a car free s106 agreement is required to restrict eligibility of all occupiers of the proposed flat from obtaining CPZ parking permits. The applicant will be responsible for corresponding cost (£4000) for amending the CPZ TMO.
- c. The provision for cycle parking in the form of vertical cycle storage is not acceptable because it is not suitable for all users. Revised proposals in the form of conventional horizontal cycle storage is required and can be secured by condition. This provision must be secure, sheltered and accessible.
- d. Existing Refuse storage located at the undercroft driveway is proposed to also be used by occupiers of the new flat. Please consult Haringey Refuse collection services regarding adequacy.
- e. A condition requiring submission of a construction management statement for approval prior to start of works is required. This should include a highway dilapidation survey in accordance with scope agreed with Haringey Highway Officer.

Local amenity groups

None

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 6 objections

The following issues were raised in representations and are addressed further on in this report or below:

Material Planning Considerations

Loss of privacy to neighbouring tenants

Overcrowding

Non-Material Planning Considerations

Property is occupied by tenants

Disruption during construction works

Issues with mould

Human as well as planning merits should be taken into account

(Officer comment: The proposal must be considered on planning merits only. The proposal would result in an additional home on the site, providing accommodation for additional persons. The existing units on site will not be removed, and occupancy remains a civil matter between tenant and landlord.

Disruption from construction is a normal part of the construction process and an informative has been added outlining requirements as is the standard process.

Existing issues such as mould do not affect the acceptability of the proposal and are again a civil matter to be raised with the landlord).

PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The bulk, scale, and amount of glazing in the proposed roof extension /dormer windows is considered modest and appropriate. The dormers are designed in such a way that the windows in the rear elevation align with the windows below which assists in maintaining the architectural integrity of the rear elevation taken as a whole. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

The subject property is within the Myddelton Road Conservation Area and the Conservation Area Appraisal has not identified that the subject property is within terraces or groups of buildings which are significant due to their unbroken roofline and hold substantial heritage value.

As such, the proposal would not comply with Policy DM9 of the Development Management, Development Plan 2017 and would not preserve or enhance the character and appearance of the conservation area. The proposal would be unacceptable in heritage terms.

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.

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 the amenity of neighbouring residents.

The proposed rear dormer and front roof lights are the only significant changes to the outside of the property. These are considered minor and consistent with the surrounding properties and are not considered to have any significant impact on the amenity of the neighbouring properties. As such, the proposal is acceptable.

Transport

This site is located to the southern side of Myddleton Road, and is within a mid terrace property, which has a café at ground floor level, plus three flats above.

The site has a PTAL level of 4, considered 'good' access to public transport services. There are 5 different bus services between 6 and 8 minutes' walk away, Bounds Green Underground station is a 9 minute walk away, and Bowes Park national rail station a 5 minute walk way.

The site is within the Myddleton Road S&S CPZ, which operates between 0900 and 1800 Monday to Saturday.

This development proposal will add one flat to the existing arrangements at this address. The proposed flat will be a one bedroom two person flat. Given the 'good' PTAL level and access to public transport services and local shops and services along Myddleton Road, Transportation consider the proposal acceptable as a car free development, the PTAL and location within a CPZ means the proposal accords with policy DM32.

The potential parking demands that could be generated are considered to be negligible, given this is not a family sized residential dwelling, and local car ownership per household as recorded within the 2021 census was 0.65 vehicles per household. Whilst the transport office has recommended a car-free legal agreement be secured, given that the proposal is a net increase of one unit, this is below the councils threshold of 4 units for such an agreement. In addition, the cumulative impact of the proposal does not exceed the 4 unit threshold.

Bin & Cycle Storage

Additional information is required regarding the proposed bin and cycle storage. As such a condition has been added accordingly

CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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: 2575MP_FUL_REV0, other than where those details are altered pursuant to the conditions of this planning permission.

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 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 8 Prior to the commencement of development above ground, full details of the type and location of refuse and recycling storage and collection facilities have been submitted to and approved in writing by the Local Planning Authority. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: In order to ensure a satisfactory function for the proposed development, to safeguard the amenities of future occupiers and neighbouring properties consistent with 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 his 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.