



Officer Report

Application Number:	HGY/2026/1929
Application Type:	Full planning permission
Address:	Risley Avenue Primary School, The Roundway, Tottenham, London, N17 7AB
Proposal:	Erection of a single story rear extension and new ramp access.
Case Officer:	Josh Parker
Valid Date:	10/07/2026
Applicant:	Zain Ul Abideen
Agent:	Keenan Project Designs Ltd

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The subject site comprises a two-storey Edwardian-style building, historically used as a caretaker's house.

The proposal site is located on the south-eastern side of the Risley Avenue Primary School grounds. The site lies within the Bruce Castle Conservation Area (CA) and forms part of a locally listed three-form entry school located on The Roundway, Tottenham, London.

2. PROPOSED DEVELOPMENT

The applicant proposes a single-storey flat roof extension to create a new classroom for up to nine two-year-old pupils, together with the provision of new ramped access. The development would involve the enclosure of an area currently sheltered by an existing veranda, thereby creating additional internal floorspace to support the nursery use.

3. SITE HISTORY AND ENFORCEMENT

All relevant planning applications have been considered as part of the assessment of this application.

HGY/2025/0291 - Change of use of the ground floor of the former caretaker's house into a nursery to expand the school's childcare provision. **Approved.**

4. CONSULTATION

LBH Conservation: No comment.

5. LOCAL REPRESENTATIONS

No representations received in response to the publicity and consultation.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.
2. Impact on neighbouring amenity.

Design and Heritage

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality and demonstrate a high standard of design that responds appropriately to the site's context, character and appearance. Local Plan (2017) Policy SP11 similarly seeks the highest standards of design that respect local context, character and historic significance, while London Plan (2021) Policy D6 promotes high-quality, inclusive and contextually responsive development. DPD Policy DM9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

High-quality matching or complementary materials should be used appropriately and sensitively in relation to the site's context. Development should be designed in a manner that respects the scale, form, architectural character and significance of both the host building and the wider Conservation Area.

The former school caretaker's house is ancillary to the main primary school site and has been in use as nursery accommodation following the grant of planning permission in 2025. It is anticipated that a number of existing school staff will be involved in the operation of the nursery.

Policy DM51 of the DPD states that new day-care facilities should be encouraged, subject to consideration of matters relating to residential amenity. The scheme is considered compatible with the existing use and character of the site, and the extension would represent a modest addition in scale and bulk.

The proposal would involve the enclosure of an existing veranda to create an additional classroom. The additional space would be single storey in form, finished with a flat roof, and located to the rear of the building. It would be constructed in brick to match the existing building and would include a single door and fixed windows to the rear elevation. Given its location, the extension would have minimal visibility from the public realm and would be set close to the side boundary.

The proposal also includes a modest non-slip access ramp to the rear. This feature would likewise have very limited visibility from the public realm and would constitute a lightweight, removable structure. No objections are raised in respect of the ramp.

The palette of materials is considered appropriate given the location of the development to the rear of the building. The extension would remain subordinate to the host building and would not appear bulky, dominant or incongruous within its surroundings.

The development would have limited visibility from surrounding streets, would remain subordinate to the host building, and would be sympathetic to the character and appearance of the Conservation Area. It is therefore considered to be of an acceptable design and would preserve the significance of the Conservation Area.

Amenity Comments

London Plan Policy D6 states that development should not be detrimental to the amenity of surrounding occupiers. In particular, proposals should provide sufficient daylight and sunlight

appropriate to the context while 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 both future users and neighbouring occupiers. In particular, proposals should provide appropriate levels of sunlight, daylight and outlook to adjacent buildings and land, while safeguarding privacy and avoiding overlooking or other impacts that would result in harm to residential amenity.

The scale and massing of the proposed rear extension are modest and, given its position within the site and its relationship to the surrounding school activities, the works would not materially affect the amenity of neighbouring residential properties. The proposal would also enclose the existing veranda, reducing external activity and further limiting any potential impact on neighbouring outlook or privacy.

As such, the development would not give rise to unacceptable impacts in terms of overbearingness, enclosure, loss of outlook, daylight, sunlight or privacy for adjoining occupiers.

The proposal satisfies relevant amenity considerations relating to light, bulk, enclosure and privacy for the reasons set out above.

7. CONCLUSION

Subject to appropriate conditions, the proposal is considered acceptable and would preserve the character and appearance of the Conservation Area. All other relevant policies and material considerations have been taken into account.

In reaching this recommendation, due regard has been given to the Council's obligations under Section 149 of the Equality Act 2010, known as the Public Sector Equality Duty. The proposal would provide improved educational accommodation and accessibility through the provision of a ramped access, and no adverse impacts on persons with protected characteristics have been identified. Officers are therefore satisfied that the proposal would comply with the Council's equalities duties.

Planning permission should therefore be granted for the reasons set out above. The details of the decision are set out in the Recommendation.

8. CIL

The proposed development forms part of an existing educational facility. Under the Haringey Community Infrastructure Levy Charging Schedule, development for school and educational purposes is subject to a nil CIL rate.

9. RECOMMENDATION

For the reasons set out in this report, it is recommended that planning permission be **GRANTED**, 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

APPROVED PLANS:

2744-2 (Rev A), 2744-4 (Rev A), 2744-6 (Rev A), 2744-7 (Rev A), 2744-8 (Rev A), 2744-20 (Rev E)

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

- 3 The external brick 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.

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.