

Application Number:	HGY/2026/1643
Application Type:	Full planning permission
Address:	Shop, 519 Seven Sisters Road, Tottenham, London, N15 6EP
Proposal:	Insertion of 4no. skylights and 2no. rear windows on existing rear extension.
Case Officer:	Daniel Boama
Valid Date:	22/07/2026
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Applicant:	Mr Taub
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a three-storey mid-terrace mixed use property situated on northwest side of Seven Sister Road. The ground floor of the application site is currently in use as a commercial unit. The site forms a terrace of shops along the Seven Sisters Road shopping frontage. The surrounding area other than the main Seven Sisters Road shopping parade comprise of residential accommodations.

2. THE PROPOSAL

The proposed is for the insertion of 4no. skylights and 2no. rear windows on existing rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

519 Seven Sisters Road, Tottenham, London, N15 6EP

OLD/1977/1172

Proposal: 16/5/77 Erection of single storey extension at rear of existing shop & bathroom extension at 1st floor level & provision of separate access to residential paid.

Decision Date: 5 July 1977

Decision: Approve with Conditions

OLD/1977/1173

Proposal: 15/6/77 Installation of new shopfront.

Decision Date: 22 July 1977

Decision: Approve with Conditions

OLD/1978/1253

Proposal: 13/1/78 Use of rear of shop for light industrial purposes.

Decision Date: 2 March 1978

Decision: Approve with Conditions

OLD/1979/1229

Proposal: 8/5/79 Erection of second floor rear extension.

Decision Date: 8 August 1979

Decision: Refuse

OLD/1980/1312

Proposal: 21/11/79 Extension of use of rear extension for further dress making purposes using * sewing machines.

Decision Date: 1 April 1980

Decision: Approve with Conditions

OLD/1981/1396

Proposal: 26/4/81 Change of use to fish and chips restaurant.

Decision Date: 5 August 1981

Decision: Approve with Conditions

OLD/1983/1440

Proposal: 10/11/82 Erection of new bathroom at first floor level.

Decision Date: 20 January 1983

Decision: Approve with Conditions

HGY/2026/1733

Proposal: Change of use of two self-contained flats on the upper floors (Use Class C3) to an 8-person 8-bed House in Multiple Occupation (HMO) (Use Class Sui-Generis) and erection of a first floor rear extension.

Decision Date: 13 August 2026

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

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: 0

5. 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 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 and 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.

There would be 4no. skylights above the flat roof of the existing rear extension that accommodates the storage room for the existing commercial unit. Two of the skylights will measure 1.2m by 0.8m and the other two skylights that will sit closer to the rear elevation will measure 1.2m by 2.00m. The 2no. rear windows will measure 1.6m wide by 1.7m high and both will be 0.8m above ground level.

Impact on neighbouring amenity

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 skylights and rear windows will not result in any loss of light or outlook for neighbouring properties. The rear windows will not result in any unacceptable loss of privacy as it faces a public right of way that joins onto Pulford Road. The proposal is therefore acceptable with regards to amenity impact considerations.

6. CONCLUSION

The proposed development is in general accordance with Policies DM1 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords 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.

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

Approved drawings list: E00, P01, P02, P03, P04, and P05.

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: 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: 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.