

Officer Report

Application Number: HGY/2026/2090
Application Type: Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses
Address: Shop, 519 Seven Sisters Road, Tottenham, London, N15 6EP
Proposal: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA
Case Officer: Daniel Boama
Valid Date: 22/07/2026
Applicant: Mr Taub
Agent: Mr Shloime Godlewsky, Redwoods Projects Ltd

RECOMMENDATION

Approve with Conditions

1. DESCRIPTION OF APPLICATION

This is an application to determine if prior approval is required for a proposed Change of Use from commercial/business/service (Class E) to a dwellinghouse (Class C3). The application is submitted under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), specifically Schedule 2, Part 3, Class MA.

2. PLANNING 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

3. 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.

The property is not located within a conservation area and does not fall within the curtilage of a listed building. The property is located within a 'Family Housing Protection Zone,' as introduced in the 2017 local plan to restrict further residential conversions in areas identified as already having a high concentration of converted properties. It is also pointed out that the application site and this part of the borough is subject to an Article 4 Direction which came into force in November 2013, removing permitted development rights for a change of use from a single-family dwelling house (Use Class C3) to an HMO (Use Class C4).

The site is close to the amenities of West Green/ Seven Sister Road District Centre. Manchester Gardens and Paignton Road Open Space are also a short walk from the site.

4. CONSULTATION RESPONSES

In accordance with the procedure for applications for prior approval under Part 3 Paragraph W -

- Adjoining owners/ occupiers of 14 neighbouring properties were consulted.

5. ANALYSIS/ASSESSMENT

Relevant Legislation

Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from Commercial, Business and Leisure (Class E) to a dwellinghouse (Class C3).

Prior approval is an application to discharge the conditions pertaining to the permitted development right (PDR) so the scope of the issues which are material to the prior approval application are fixed and fixed exclusively by the terms of the order. Therefore, no consideration can be given to the statutory development plan or the National Planning Policy Framework (NPPF) unless the GPDO specifically provides for this. The relevant limitations and conditions are assessed as set out below.

Limitations

(b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval.

Comment: Complies

(d) if land covered by, or within the curtilage of, the building—

(i) is or forms part of a site of special scientific interest;

(ii) is or forms part of a listed building or land within its curtilage;

(iii) is or forms part of a scheduled monument or land within its curtilage;

(iv) is or forms part of a safety hazard area; or

(v) is or forms part of a military explosives storage area;

Comment: Building is not listed, nor it is located within the curtilage of a listed building.

(e) if the building is within an area of outstanding natural beauty/ National Park

Comment: N/A

(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

Comment: The site does not fall within an area covered by an Article 4 Direction.

Other Limitations

In assessing this application consideration also needs to be given as to whether the application site/ building/ the part of the building is subject to a condition of planning consent limiting it to purposes falling within Class X.

Comment: The application site/building is subject to no such restriction.

Conditions of Prior approval

Class MA development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- a) transport impacts of the development, particularly to ensure safe site access;
- b) contamination risks in relation to the building;
- c) flooding risks in relation to the building;

- d) impacts of noise from commercial premises on the intended occupiers of the development;
- e) where the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- g) the impact, on intended occupiers of the development, of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- h) where the development involves the loss of services provided by a registered nursery, or a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.

a) Transport impacts of the development

The has good public transport accessibility (PTAL=4) and is located within a CPZ. Seven Sisters Road is a 'Red Route' and TfL is the Highway Authority. The proposals is car free. No parking stress surveys / assessment has been undertaken. Cycle parking provision for one bicycle is required to meet London Plan minimum standards. Given its modest size and the difficulty occupiers would have in finding a convenient on street parking space the proposal is not anticipated to generate any materially harmful overspill parking.

Minimum residential cycle parking requirements are 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units. This would generate a requirement of a minimum of 1 cycle spaces. The site has no external space but indicates that a wall mounted cycle storage space will be provided with the unit. Given that the proposed studio exceeds the minimum floor space standard this solution is considered acceptable.

Waste is collected daily by the Council's refuse sack collection service.

The proposed change of use does not give rise to a material increase or change in current likely traffic volumes in the vicinity and there would be no such increase in traffic due to the proposed change of use. The proposed access to the site will not be changed.

In light of the above, it is considered that there will be no negative impact from the development highway conditions or on parking capacity in the area and that safe access into the site for future occupiers and visitors will be provided. The proposal is therefore considered acceptable on transport and highways grounds.

b) Contamination risks

There are no contamination risks in relation to the building.

The development is for a change of use of the existing floorspace; no external works are proposed, and no internal alterations that would affect the foundations of the buildings are proposed.

The proposal is deemed acceptable regarding contamination risk.

c) Flood risk

The Flood Risk Assessment (FRA) was prepared by Liska Environmental Ltd dated July 2026. The site is located within Flood Zone 3 and in a high risk area from surface water but low risk from other sources such as groundwater and reservoirs. Notwithstanding the measures set out in the FRA, a further more detailed strategy for managing floodrisk will need to be submitted and approved by the LPA. Officer are satisfied this can be adequately addressed at a later stage, and

as such this matter can be secured by the imposition of a condition.

d) Impact of noise

There are no identified impacts of noise from commercial premises so as to negatively affect the intended occupation of the residential unit created by this change of use.

The proposal is deemed acceptable regarding impact of noise.

e) Impact of change of use on character or sustainability of the conservation area

This criterion is not relevant in relation to the assessment of this application.

f) Provision of adequate natural light

The applicant has submitted a Sunlight and Daylight report prepared by Morgan Light Assessors (June 2026) has assessed the internal lighting standards for the proposed flat using the methodology recommended in the BRE guidelines, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) and adopted BS EN17037:2018 'Daylight in buildings'. The assessment confirms that the proposal will provide good quality accommodation including adequate internal daylight and sunlight levels.

As per drawings / information submitted it is shown that all habitable rooms will be well served by natural light and meaningful outlook. Overall, the submitted information demonstrates the provision of adequate natural light in all habitable rooms of the proposed dwellinghouses.

The proposal is deemed acceptable regarding provision of adequate natural light.

g) Impact in relation to nearby general or heavy industry, waste management, storage and distribution uses

This criterion is not relevant in relation to the assessment of this application.

h) Impact in relation to loss of services provided by a registered nursery, or a health centre

This criterion is not relevant in relation to the assessment of this application.

Other conditions

Space Standards

A floorplan showing the total floorspace in square metres in relation to the dwelling has been submitted with this application and complies with the nationally described space standards.

The proposal is deemed acceptable regarding space standards.

Fire safety

There is a requirement for fire risk to be considered in relation to certain building types. The size of the building here does not require fire safety impacts on the intended occupants of the building to be considered at planning application stage; Building Regulations and other statutory fire safety requirements still however will apply.

Building operations

Class MA permits only a change of use and as such it is being brought to the attention of the application/ agent that building operations involving external alterations will require separate planning consent.

Conclusion

The proposed change of use is considered acceptable in relation to the conditions and limitations detailed and discussed above.

6. CIL LIABILITY

No new floorspace is being created as part of the the proposal. As such, there is no CIL liability applicable for the development.

7. RECOMMENDATION

GRANT PRIOR APPROVAL subject to the following conditions:

Conditions:

- 1 The development must be completed within a period of 3 years starting with the date of this decision.

Reason: To comply with Article 3, Schedule 2, Part 3, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 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: To comply with Article 3, Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 The accommodation hereby approved shall be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: To comply with Article 3, Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 4 Notwithstanding the measures set out in the FRA, a further more detailed strategy for managing flood risk will need to be submitted and approved in writing by the Local

Planning Authority and the agreed measures to be implemented prior to its first occupation.

Reason: To ensure that the development appropriately manages and mitigates flood risk, provides safe access and egress for future occupants, and does not increase flood risk on or off the site, in accordance with Policy SP5 of the Haringey Local Plan 2017 and Policies DM24 and DM25 of The Development Management DPD 2017.

- 5 The approved wall-mounted cycle parking rack shall be installed and made available for use prior to the first occupation of the development and shall thereafter be retained and maintained for cycle parking purposes in perpetuity.

Reason: To ensure the provision of adequate, secure and convenient cycle parking facilities, to promote sustainable modes of transport, and to accord with Policy T5 of the London Plan 2021.

Informatives:

INFORMATIVE: Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Residential Use Only

In addition to restrictions of condition 3 above the applicant is reminded that any conversions under Class M must be for residential use only and cannot be converted to an HMO.

INFORMATIVE: Class C3

Any building permitted to be used as a dwellinghouse by virtue of Class M is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.