



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/2138</b>                                                                                                                                                                                                                                 |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                                                                                                                                                                                                      |
| <b>Address:</b>            | 89 Gladesmore Road, Tottenham, London, N15 6TL                                                                                                                                                                                                       |
| <b>Proposal:</b>           | Erection of a Type 3 roof extension involving the replacement of the existing roof, construction of a full second-floor extension with additional accommodation at third-floor level within a new pitched roof, and associated external alterations. |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                                                                                                                                                |
| <b>Valid Date:</b>         | 27/07/2026                                                                                                                                                                                                                                           |
| <b>Applicant:</b>          | Arthur Abraham ZONSZAJN                                                                                                                                                                                                                              |
| <b>Agent:</b>              | Shulem Posen                                                                                                                                                                                                                                         |

## **RECOMMENDATION**

### **Refuse**

#### **1. PROPOSED DEVELOPMENT**

This application seeks planning permission for a Type 3 loft extension, as defined in the Council's *House Extensions in South Tottenham Supplementary Planning Document (SPD)* (2013). The proposal involves the construction of a full second-floor extension, replacing the existing roof, with additional accommodation provided at third-floor level within a new pitched roof. The scheme includes the continuation of the front elevation, extending the existing two-storey façade upwards to form the new second floor, with materials and architectural detailing designed to match the existing building.

#### **2. SITE AND SURROUNDINGS**

The application site is a mid-terraced dwelling located on the northern side of Gladesmore Road. The property was originally constructed as a two-storey dwellinghouse and has subsequently been extended into the roof space through a loft conversion incorporating rooflights on the front elevation.

The property has been subdivided into two self-contained flats. This application relates to the first-floor flat, which comprises a one-bedroom flat with a playroom within the existing loft space. Whilst there is no planning permission on record for the conversion of the property into two self-contained flats, Council Tax records indicate that the property has been in use as separate flats since 1993.

The site falls within the area covered by Haringey's *House Extensions in South Tottenham Supplementary Planning Document* (2013). It is also located within an area subject to an Article 4 Direction, effective from 1 November 2013, removing permitted development rights for changes of use from Class C3 (dwellinghouses) to Class C4 (small HMOs).

The site is not located within a conservation area, and there are no listed buildings in the vicinity.

### 3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent planning history relating to the site is as follows:

HGY/2025/3537 - Granted 13 February 2026

Replacement of existing slate roof with new slate covering; repairs to chimney stack by repointing; replacement of existing ground-floor timber sash windows with casement windows on the front, side and rear elevations; repair of external wall finishes and brickwork; repair of boundary walls, fencing and paving; and replacement of existing timber front door with a matching new door.

HGY/2025/2406 - Granted 24 September 2025

Erection of joint single-storey wraparound rear extensions to Nos. 87 and 89 Gladesmore Road. There is no planning enforcement history associated with the site.

### 4. CONSULTATION RESPONSES & LOCAL REPRESENTATIONS

The application was publicised by way of 28 neighbour notification letters. No representations were received.

### 5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations are:

- Principle of development;
- Design and appearance;
- Standard and quality of residential accommodation;
- Impact on neighbouring amenity; and
- Other considerations.

#### Principle of Development

For a number of years, Haringey Council has supported larger roof extensions and the addition of extra storeys to houses within parts of South Tottenham in order to address overcrowding and provide larger family accommodation. To support this objective, the Council adopted the *House Extensions in South Tottenham SPD* in 2013.

The application site falls within the area covered by the SPD. However, the SPD makes clear that support for larger extensions applies only to single-family dwellinghouses and not to properties that have been converted into flats or HMOs.

Paragraph 3.51 of the SPD states that the Council will not normally grant planning permission for extensions to houses that have been converted into flats or HMOs unless the proposal includes conversion of the property back into a single-family dwellinghouse. Paragraph 3.52 further states that it is not the intention of the SPD that large extensions should facilitate the subdivision of properties into self-contained flats or bedsits. Paragraph 3.53 seeks to ensure that properties enlarged under the SPD remain as family homes by restricting subsequent subdivision.

The proposal is therefore contrary to the central purpose of the SPD, which seeks to tackle overcrowding by increasing the availability of larger family dwellings within South Tottenham. Officers acknowledge that there has been some inconsistency in the application of this principle in previous decisions. However, supporting large-scale extensions to properties already converted into flats would undermine the SPD's objectives by increasing the development potential of those properties and reducing opportunities to retain or create larger family housing stock.

The applicant was advised that support for a Type 3 extension would be more likely if the proposal included conversion of the building back into a single dwellinghouse. The applicant has declined to pursue this option, citing separate ownership arrangements. However, Land Registry records indicate that the building remains in single freehold ownership, and no compelling evidence has been provided demonstrating that reunification into a single dwelling would be impracticable.

The applicant has referred to appeal decision APP/Y5420/W/17/3174545 relating to 97 Crowland Road. In that case, the Inspector allowed a Type 3 extension to a flat, noting that the proposal would create a substantially larger two-bedroom dwelling potentially suitable for family occupation. By contrast, the current proposal would not create a significantly larger family-sized dwelling. Based on the submitted plans and measured against the London Plan and Nationally Described Space Standards, the extended flat would remain a three-bedroom, six-person unit.

Officers consider that the circumstances of the appeal case are materially different and do not outweigh the clear policy direction established by the SPD.

The SPD's approach is consistent with Policy SP2 of the Haringey Local Plan, which seeks to provide housing that meets identified local needs, including family housing. It is also consistent with London Plan Policy H10, which requires regard to be had to local housing need when determining the mix and size of residential accommodation.

Accordingly, the proposal is considered unacceptable in principle.

### **Design and Appearance**

The SPD is fundamentally a design-led document intended to ensure that roof extensions within South Tottenham are appropriately designed and contribute positively to the character of the area.

The proposed development follows the prescribed form of a Type 3 roof extension and would generally comply with the SPD's design guidance. The proposal would extend the front elevation upwards and replicate the architectural detailing of the existing building. The submitted drawings indicate that the extension would follow the proportions and design approach envisaged by the SPD.

Paragraph 3.19 of the SPD highlights the importance of matching brickwork, render details and architectural features. Were the proposal otherwise acceptable, these matters could be secured by condition.

The proposal is therefore considered acceptable in design terms and would accord with Policies DM1 and DM12 of the Development Management DPD, Policy SP11 of the Local Plan and Policy D6 of the London Plan.

### **Standard and Quality of Residential Accommodation**

London Plan Policy D6 requires housing developments to provide high-quality and functional accommodation that meets minimum space standards and delivers a good standard of amenity for future occupants.

The existing upper flat occupies the first floor and loft space and currently provides three bedrooms, including the room identified as a playroom. The existing unit has an internal floor area of approximately 64sqm, including the playroom.

The proposal would increase the internal floor area to approximately 98sqm. Based on the submitted plans and minimum room sizes contained within the London Plan and the Nationally Described Space Standards, the dwelling would remain a three-bedroom, six-person flat.

The minimum gross internal area for a three-bedroom, six-person flat arranged over three storeys is 102sqm. The proposed dwelling would therefore fall below the required standard.

Furthermore, if the room identified as a playroom were used as a bedroom, the property would effectively operate as a four-bedroom, eight-person dwelling. Such a unit would require a minimum internal floor area of 130sqm and would substantially fail to meet the relevant standard.

The proposal would therefore provide substandard accommodation and fail to comply with London Plan Policy D6 and nationally recognised space standards.

In addition, neither the existing nor the proposed flat would benefit from dedicated private external amenity space. This is a significant concern given the size of the proposed family accommodation and further weighs against the proposal.

### **Impact on Neighbouring Amenity**

London Plan Policies D6 and D14, together with Policy DM1 of the Development Management DPD, seek to protect the amenity of neighbouring occupiers.

The proposed extension would be approximately 16 metres from properties to the rear on Lealand Road. Given this separation distance, no unacceptable impacts are anticipated in terms of daylight, sunlight or outlook.

The proposal extends vertically within the existing footprint and would not project beyond adjoining properties. As a result, it would not materially increase overlooking, loss of privacy or visual intrusion beyond that already experienced from existing first- and second-floor windows.

The proposal is therefore considered acceptable in terms of its impact on neighbouring amenity.

### **Additional Matters**

The SPD contains specific guidance relating to fire safety for Type 2 and Type 3 loft extensions. This includes requirements relating to smoke detection, fire-resistant construction, fire doors and means of escape where floor levels exceed 7.5 metres above ground level.

The SPD also requires structural calculations demonstrating that the additional load imposed by the extension can be accommodated by the building and its foundations.

Had the proposal been otherwise acceptable, these matters could have been addressed by appropriately worded planning conditions.

### **Conclusion**

The proposed extension would comply with the design requirements of the South Tottenham SPD and would not result in unacceptable impacts on neighbouring amenity.

However, the proposal is fundamentally contrary to the purpose and objectives of the *House Extensions in South Tottenham SPD* as it seeks to provide a substantial extension to a property that has already been converted into flats and does not involve reinstatement as a single-family dwellinghouse.

In addition, the proposal would provide substandard residential accommodation that fails to meet the minimum internal space standards set out within the London Plan and Nationally Described Space Standards.

The proposal is therefore contrary to Policy SP2 of the Haringey Local Plan (2017), Policy H10 of the London Plan (2021), Policy D6 of the London Plan (2021), and the *House Extensions in South Tottenham Supplementary Planning Document* (2013).

All other relevant policies and material considerations, including equalities considerations, have been taken into account. Planning permission should be refused.

## **6. CIL**

The development would create less than 100 square metres of additional floorspace and therefore benefits from the minor development exemption under Regulation 42 of the Community Infrastructure Levy Regulations. The proposal would not create a new dwelling unit.

## **7. RECOMMENDATION**

It is therefore recommended that this application be REFUSED for the reasons set out below.

### **Refusal Reasons:**

The proposed Type 3 roof extension would result in the substantial enlargement of a property already converted into self-contained flats, without reinstating the building as a single-family dwellinghouse. As such, the proposal would undermine the objectives of the House Extensions in South Tottenham Supplementary Planning Document (2013), which seeks to address overcrowding and support the provision and retention of larger family housing within South Tottenham. The proposal is therefore contrary to Policy SP2 of the Haringey Local Plan (2017), Policy H10 of the London Plan (2021), and the House Extensions in South Tottenham Supplementary Planning Document (2013).