

Officer Report

Application Number:	HGY/2026/2113
Application Type:	Full planning permission
Address:	56 Hermitage Road, Tottenham, London, N4 1LY
Proposal:	Conversion of Existing Single Dwellinghouse into Three Self-Contained Flats
Case Officer:	Oskar Gregersen
Valid Date:	04/08/2026
Applicant:	Mr ali gencay
Agent:	Mr hakki hassan

RECOMMENDATION

Refuse

1. SITE LOCATION

The application site comprises a two-storey residential dwellinghouse located on the southern side of Hermitage Road. The buildings in this area are all residential with ground floor bay windows, uniform roof lines, small front gardens, and large rear gardens. The property is not located within a conservation area.

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 a HMO (Use Class C4).

2. DESCRIPTION OF PROPOSAL

The application proposes the change of use of this property from a single-family dwelling (C3) to 3no. self-contained flats. There are no additions proposed to the site with this application, however there a lawful determination was given for a rear dormer roof extension in 2023, which is shown on the existing plans and elevations as having been built.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent applications for this site are summarised as follows:

- HGY/2023/2902 | Certificate of Lawfulness Schedule 1 Class B and C for the formation of a rear dormer roof extension and installation of roof lights.

Refuse

- HGY/2024/0258 | Proposed erection of a rear dormer on the main roof with linked roof extension above rear outrigger, and insertion of two front rooflights.

Permitted development

- HGY/2025/0913 | Conversion of the existing single dwellinghouse into three self-contained flats.

Refused

The proposed conversion, due to the number of households and the resulting intensification of use, would lead to a significant increase in comings and goings from the property, with such heightened activity leading to an unacceptable increase in noise and general disturbance for neighbouring residential occupants, contrary to London Plan Policies D6 and D14, as well as Development Management Policies DM1 and DM16.

The proposed conversion, by virtue of its layout and increased number of occupants, totalling 9, would result in increased comings and goings from the property and intensification of the residential use that would result in an unacceptable increase in noise and general disturbance to be encountered by neighbouring residential occupants, contrary to London Plan Policies D6, D14, and Development Management Policy DM1.

4. INTERNAL & STATUTORY CONSULTATION

The following were consulted regarding the application: LBH Transportation Group: No comments received.

5. LOCAL REPRESENTATIONS

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

No of individual responses: 1

Neither: 1

The following comments were raised in the representations received:

- Noise transmission between properties (Officer comments: The submitted drawings do not detail the level of insulation between properties, as this is typically a building control matter.)

- Intensification of the site and increase in disturbance as a result (Officer comments: This point will be addressed in the report below, however it is considered that there would be an uplift in comings and goings at the site)

- Party wall issues (Officer comments: Party Wall issues are a civil matter and not a material planning consideration).

6. ASSESSMENT OF PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation;

4. Impact on neighbouring amenity;
5. Transport considerations;
6. Waste management

Principle of development

Principle of additional housing/ conversions

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

"To reflect the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households, it is important local policies and decisions are based on robust evidence and take account of strategic housing requirements. As a general principle, locally restrictive policies, including those based on 'conversion quotas', should not be applied without robust justification"

The proposal would add additional residential units to the borough's housing stock, which would work towards meeting the above identified housing delivery objectives for the borough. The principle of additional housing is therefore acceptable.

Local plan policy on conversions

Policy DM16 states that the Council will only permit conversion of larger homes (properties with 3 bedrooms or more) to small self-contained flats where – inter alia – they are located outside a Family Housing Protection Zone (FHPZ), have a floorspace of 120 sq.m or more, and provide a mix of unit sizes in line with DM policy DM11.

Part B of the policy is also relevant to the principle of conversion, in setting out that conversions within the FHPZ are still potentially acceptable but only where they comply with criteria (b – g) of part A of policy DM16, and result in no net loss in the number of family-sized units.

The property in question is located within a Family Housing Protection Zone and has an internal un-extended original floor space of 139sqm, which exceeds the minimum 120m² required in order to be deemed a property suitable for conversion to smaller residential units.

As the property is within a Family Housing Protection Zone (FHZ), the conversion is required to not result in a net loss of family sized units. The proposal does contain a family-sized unit of 3 or more bedrooms and therefore complies with part B of the policy.

Parts c – g of part A of the policy deal with the standard of residential accommodation and shall be considered in detail within the relevant sections of this report.

However, in terms of the principle of conversion, the original un-extended floorspace of the property meets the minimum requirement of 120m² does not result in a net loss of family-sized housing.

The proposal is considered to contribute to the supply of housing in the borough in an accessible location, in accordance with the overarching aims of adopted policy. Therefore, the principle of providing additional residential accommodation on the site is acceptable subject to all other planning considerations discussed below. The principle of conversion is considered to be acceptable, in accordance with the part B of policy DM16 of the DMP, with compliance with parts c - g of Part A explored below.

Design and appearance

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, 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. DPD Policy DM1 'Delivering High-Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The works here do not propose any extensions or alterations to the main building. However, cycle storage and bin storage would be required in association with the conversion. The plans indicate that a cycle store is proposed within the front garden alongside an exposed Sheffield stand, with another cycle store proposed in the rear garden. Whilst there is scope for cluttering of the front garden area to a certain degree by virtue of associated storage, it is considered a suitable treatment for waste/recycling and cycle storage could be handled by way of conditions imposed on the development.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal would see the existing property sub-divided into self-contained units as follows:

Unit no.	No. beds/persons	Floorspace (sqm)	London Plan requirement (sqm)	Amenity space provision (sqm)
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FLAT A	3b 4p	75sqm	74sqm	61.7sqm
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FLAT B	2b 3p	61sqm	61sqm	0 sqm
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FLAT C	1b 1p	42sqm	37sqm	0 sqm
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Relevant aspects of the standard of accommodation

With respect to layout, All Flats, A, B and C meet the minimum space requirements as set out in London Plan Policy D6, with all flats being dual aspect and appearing to have an acceptable level of light and outlook.

The application has been amended following the refusal of the previous 2025 conversion application, with the ground floor flat changing to a 3b4p dwelling that therefore complies with the required quantum for floor area.

In terms of floor-to-ceiling heights, the requirements as per London Plan Policy D6 are that a minimum of 75% of the ceiling height be 2.5m in order to address impacts of the urban heat island effect. It is noted that the previous refusal did not raise this as an issue, however London Plan Policy D6 is clear in this ceiling height requirement. Flat A at ground floor level is shown to have a ceiling height of 2.3m for approx. 39% of its floor area. Flat B appears to be compliant with this standard, as the ceiling height is 2.5m for the entirety of its floor area. Flat C is at roof level and has a ceiling height with a maximum of 2.3m, dropping to 2.2m in the main habitable area.

However, it is considered a more flexible approach can be applied to conversion schemes in existing residential buildings within the borough. The proposed layout on balance would provide satisfactory levels of headroom throughout the scheme given it is an existing purpose-built dwellinghouse.

Personal storage provision is sufficient for both Flats B and C. The storage provision for Flat A measures at 2.7sqm across two areas, with the minimum requirement being 2.5sqm in line with Table 3.1.

The outdoor amenity space provision for the upper floor flats, B and C, is insufficient in terms of the requirements of the London Plan as no access is granted to the rear garden. This is seen to be offset by the location of the site so close to Finsbury Park, and therefore this is acceptable.

It is deemed that there would be no issues in relation to stacking, as the kitchens of Flats A and B are on top of one another, the bedroom of Flat C would unlikely cause any issues of noise below.

The cycle storage provision has been amended following the previous planning refusal, with additional cycle storage provided both externally and internally within the shared area of the building. This would bring the cycle storage provision up to 8, where the requirement within the London Plan being a minimum of 5no. parking spaces.

Overall, the proposal would provide a satisfactory standard of accommodation for future occupants.

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. 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 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 amenity of neighbouring resident.

The proposed conversion, due to its layout, increased number of occupants in 3 separate households, totalling eight, would give rise to a significant increase in comings and goings from the property when compared with that of a single large family. This would result in an intensification of the residential use of the property that is viewed materially different from that of the original three-bedroom dwelling.

The frequency of comings and goings would be greater, along with an increased potential for noise transmission between the terraced properties, giving rise to an unacceptable impact on the amenities of neighbouring occupiers. The proposal is therefore considered to be unacceptable with regards to amenity impact considerations.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The site has a PTAL value of 4, considered 'good' access to public transport services. 3 different bus services are available within 4 to 5 minutes' walk of the site. The site is located within walking distance of both Manor House and Harringay Green Lanes stations. The site is located within one of the Borough's formal CPZ's. The proposal would result in a net increase in 2 residential units being added to the site, a 2-bed and a 1-bedroom unit in addition to the family-sized unit. As the proposal is not for four residential units or more, it is not deemed appropriate to be subject to a car-free agreement as per policy DM33. No parking stress survey has been submitted alongside the proposal to allow the impact of the scheme on on-street parking conditions in the locality to be fully considered. On balance, taking into consideration that the net increase would be 2 smaller units added to the site and the close proximity to Green Lanes Overground, regular bus services into central London and Manor House tube station, the proposal would be unlikely to result in an unacceptable impact on on-street parking conditions that would warrant refusal of the application.

In terms of cycle parking arrangements, the London Plan 2021 requires 1 space per studio single/one bedroom unit, 1.5 spaces per 2-person 1-bedroom unit, and 2 spaces for all other dwellings. In this instance the parking provision illustrated on the plans of 8 no. secure parking spaces in the rear garden is sufficient given the number of unit of units with this conversion and occupancy level. Further details of cycle parking storage could be secured by condition.

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough.

Adequate space for bins for both refuse and recycling purposes is shown as being provided within the front garden area. A pre-occupation condition could be imposed that requires the details of a satisfactory design of waste storage enclosure to be submitted, to and approved by the Council, and to be installed prior to first occupation in the event that such an application were being approved.

Conclusion

The increased number of households and the associated intensification of use would lead to heightened activity within the property, giving rise to an unacceptable increase in noise and general disturbance for neighbouring residential occupants.

7. CIL APPLICABLE

The increase in internal floor area associated with HGY/2024/0258 if to be used in connection with a conversion would be liable for CIL.

8. RECOMMENDATION

The application is recommended for refusal for the following reason(s):

The proposed conversion, due to the number of households and the resulting intensification of use, would lead to a significant increase in comings and goings from the property, with such heightened activity leading to an unacceptable increase in noise and general disturbance for neighbouring residential occupants, contrary to London Plan Policies D6 and D14, as well as Development Management Policies DM1 and DM16.

Refusal Reasons:

The proposed conversion, due to the number of households and increase in occupants, and the resulting intensification of residential use, would lead to a significant increase in comings and goings from the property, with such heightened activity leading to an unacceptable increase in noise and general disturbance for neighbouring residential occupants, contrary to Policies D6 and D14 of the London Plan 2021, as well as policies DM1 and DM16 of the Haringey Development Management DPD (2017).