

Officer Report

Application Number:	HGY/2026/1820
Application Type:	Householder planning permission
Address:	Flat A, 4 Whittington Road, Wood Green, London, N22 8YD
Proposal:	Erection of a rear dormer including the insertion of 1x front rooflight to create an additional 4th bedroom with en-suite to enlarge the existing 3 bedroom/3 person HMO to a 4 person HMO; and change of all windows from single glazed timber to white UPVC double glazed. AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	29/06/2026
Applicant:	6
Agent:	Mr Hamid Kamyab Mr Neri Peshkepia

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is part of a of a three storey mid-terraced property located on the southern side of Whittington Road near the junction with Bounds Green Road. It forms part of a row of eight properties. The two end properties closest to the junction are different in style as they both have full third floors as opposed to attic spaces which the other properties have in this set of terraces (No. 6 to 16). The roof is also a typical pitched roof.

The ground floor space has recently been changed from a commercial space (commercial/business/service (Class E)) into a studio flat (dwellinghouse (Class C3)) through a Prior Approval (HGY/2026/0163). The upper floor has a separate door entrance to the ground floor space. All the properties have full depth/width structures built right up to the rear boundary with no rear garden areas. The rear of the sites back onto an access way at the rear of the terraces.

The property also recently had a Certificate of Lawfulness for existing use approved for a 3 person, 3 bedroom HMO.

The site is within the Bowes Park Conservation Area but none of the buildings on or adjacent to the site are listed.

2. THE PROPOSAL

The proposed is for the erection of a rear dormer including the insertion of 1x front rooflight to create an additional 4th bedroom with en-suite to enlarge the existing 3 bedroom/3 person HMO to a 4 person HMO. The proposal also includes the replacement of all the windows from single glazed timber to white UPVC double glazed.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant Planning/Enforcement history for this site includes:

- HGY/2026/0804 - Certificate of lawfulness for existing use of the first and second floor of the building as a 3x bedroom and three person house in multiple occupation (HMO) (Use Class C4). Approved
- HGY/2026/0163 – 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. Approved with conditions
- HGY/2011/1496 – Erection of rear dormer window and conversion of property into two self contained flats. Refused
- HGY/2010/1135 – Erection of two rear dormer windows and conversion of property into two self-contained flats. Refused
- HGY/2010/0022 – Erection of two rear dormer windows to facilitate loft conversion. Approved with conditions
- HGY/2009/1293 – Erection of rear dormer window to facilitate loft conversion. Refused
- HGY/2008/0439 – Installation of electric roller shutter. Refused
- UNW/2007/00201 – Unauthorised works to front of building. Closed
- OLD/1987/2107 - 29/7/87 Change of use to Dry cleaners. Approved with conditions
- OLD/1976/1480 - 11/12/75 Continuation of use for the manufacture of ladies garments. Approved with conditions
- OLD/1972/1669 - Continuation of use for manufacture of ladies garments. Approved with conditions
- OLD/1970/1264 - Continuation of use of ground floor front room for small dressmaking unit. Approved with conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

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 & heritage

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high quality matching or complementary materials, in order to be sensitive to context.

Rear Dormer and Front Rooflight

The proposed roof dormer window would be located to the rear of the property. It would measure 5.6m in width and 2.6m in depth, with an overall height of 1.6m. The dormer would sit below the roof ridge and above the eaves. The extension would be notably set in from both sides. Internally, the roof extension would accommodate a 4th bedroom spanning the full depth and width of the loft with an en-suite. This would increase the occupancy of the flat from a 3 person HMO to a 4 person HMO.

The internal works would also include the re-configuration and layout of the kitchen on the first floor along with the readjustment of the bedroom on that floor which would include a new en-suite. The works would also include the re-configuration of the two bedrooms on the second floor which would have a change in the layout to also include en-suite bathrooms in both.

Roof extensions of this type are a common form of development for many properties with similar style roofs. The neighbouring property also has a dormer. Due to the position of the proposed dormer it would also not be visible from Bounds Green Road.

The proposed front rooflight is modest in scale and discreetly positioned on the front roof slope. Such features are common on other similar roof types within the street and are characteristic of other loft conversions in the area. As such, they are not considered to detract from the appearance of the host building or wider street scene.

The proposed dormer extension is considered acceptable in terms of its design and appearance, in relation to the host property and the neighbouring property No. 2, specifically being proportionate and subordinate to the existing building.

Replacement Windows

The application site is seeking consent to replace the current timber framed windows with uPVC framed windows both at the front and at the rear. The submitted drawings show that the proportions would match the existing units, as well as matching the colour of the frames and the opening style of the windows.

As the application is for the replacement of windows for a flat this property requires permission regardless of the location. Taking this into consideration along with the site being located within the conservation area, the use of uPVC would not usually be encouraged. However, the host site is one of the only dwellings in this part of the street that has retained the original timber windows. This is evident as most of the properties in the immediate area have installed uPVC units of various styles.

It is therefore considered that the proposed use of uPVC for this building would not result in the further loss of any local character or negatively impact upon the character and appearance of the host building. It is also considered that the proposal would not further add to the detriment of the character and/or appearance of the Conservation Area.

The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that also need to be taken into account in considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the works to the roof; and replacement uPVC windows will not materially affect the external appearance of this property or the character of the area. Therefore, the character and appearance of the Bowes Park Conservation Area would be preserved, and the development would have a neutral impact on its significance.

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.

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 roof extension would not introduce any significant overlooking beyond what is already associated with the existing upper floor windows. The proposal is therefore considered acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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:

- 02-Proposed Plans and Roof Plan
- 04-Proposed Elevations
- 05-Existing and Proposed Cross Section
- Location Plan
- Block Plan

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

- 3 The external materials 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.

- 4 Notwithstanding the plans hereby approved, the replacement window frames shall be white to match the existing units, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with the London Plan 2021 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: 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.

