



Officer Report

Application Number:	HGY/2026/2174
Application Type:	Householder planning permission
Address:	277 Lordship Lane, Tottenham, London, N17 6AA
Proposal:	Replacement of existing sloping roof at ground floor with a flat roof including new ground and first floor windows and external sliding doors.
Case Officer:	Sarah Madondo
Valid Date:	04/08/2026
Applicant:	Mr Tomohiro Roppongi
Agent:	Mr Jermaine Clarke

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This application is for replacement of existing sloping roof at ground floor with a flat roof, including new ground and first floor windows and external sliding doors.

Site and Surroundings

The site is a two storey mid terraced single dwelling house located on Lordship Lane. The area is predominantly residential in character and the site is not in a conservation area.

Relevant Planning and Enforcement history

No relevant planning history

Consultation Response

None

LOCAL REPRESENTATIONS

The application has been publicised by way of 22 letters. 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: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. The impact on the amenity of adjoining occupiers;

Design and appearance

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

The adjoining property has a mono-pitched roof the same as the host property but many others have been replaced in the terrace. The proposed flat roof would result in only a modest increase in the overall height of the existing structure. Given the limited scale and extent of this alteration, it is considered acceptable and would not result in any undue harm to the character and appearance of the host property or the surrounding area.

The proposal also includes the installation of external sliding doors to the rear elevation. These works are considered acceptable as they constitute minor alterations that would be largely screened from public views and are subordinate in scale to the existing building.

In addition, the proposal seeks to replace the existing window within the ground-floor extension with a new PPC black aluminium-framed top-hung window. As this window would serve a bathroom and be fitted with obscure glazing, it would adequately safeguard the privacy of neighbouring occupiers. Similarly, the existing first-floor window would be replaced with a PPC black aluminium-framed top-hung reversible bathroom window incorporating obscure glazing, ensuring no adverse overlooking or loss of privacy would arise.

Overall, the proposed alterations are modest in scale and would preserve the character and appearance of the host property. The development would not result in any material visual harm and is therefore considered acceptable in design terms.

The impact on the amenity of adjoining occupiers

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

Given the modest nature of the proposed alterations to the roof of the lean-to structure, and having regard to the existence of a similar lean-to extension at No. 275, it is not considered that the proposal would result in any material harm to the residential amenities of this neighbouring property. Accordingly, the development is considered acceptable in this regard.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

CIL Applicable

N/A - under 100sqm no new unit

Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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:

6010_OS(0)01
6010_L(0)01
6010_L(0)03
6010_L(0)04
6010_L(0)05

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.