



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/4222
Date: 27/01/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 8 Thorold Road, Wood Green, London, N22 8YE.

Built Heritage Advice pertaining to an application for: Demolition of existing rear addition and outbuilding. Construction of a part two storey and part single storey rear extension. Addition of solar panels to existing pitched roofs and new flat roof at upper levels. Double-glazed roof lantern over ground floor. Addition of roof windows to pitched roofs. Replacement of existing single glazed windows with doubled-glazed windows with timber frames.

The proposed development site (the Site) is located within the Bowes Park Conservation Area.

In statutory terms the significance of the heritage asset has been recognised by its designation as a conservation area, which reflects its 'special interest'. The Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act 1990) states that Local Planning Authorities have a statutory duty to ensure that 'special attention shall be paid to desirability of preserving or enhancing the character or appearance of that area.'

Furthermore, Paragraph 199 of the National Planning Policy Framework (NPPF) states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Site is one of a pair of semi-detached late-Victorian/Edwardian dwellings constructed of London stock brick with hipped roofs and single-storey canted bay windows, set back behind low boundary walls. The pair share a designed and attractive symmetry which is considered to make a positive contribution to the street scene and wider conservation area.

The outbuilding is not considered to be of any special interest which contributes to the significance of the designated heritage asset and so the principle of demolition is established.



There are no objections to the proposed replacement windows subject to design and detailing which may be managed through the relevant planning condition.

Equally, there are no objections to the proposed solar panels and rooflights to the rear pitch of the host dwelling, the least prominent roof slope of the host dwelling, or the proposed flat roof, subject to detailing which may also be managed through the relevant planning condition.

The principle of the proposed two-storey extension which responds to, and reinforces, the symmetry of the pair of dwellings as well as the immediate environs of the Site, is also considered acceptable. Key to the success of this extension will be in its design and materiality, and the detailing of doors and windows.

However, there are concerns regarding the solar panels and rooflight to the west roof pitch, and the proposed single-storey rear extension.

Solar panels and rooflights are an incongruous feature within Victorian and Edwardian streetscapes, as well as within conservation areas. As such, the proposed solar panels and rooflight to the west pitch, which is visible from the public realm within the conservation area, would fail to preserve the character and appearance of the Bowes Park Conservation Area, contrary to Paragraph 206 of the NPPF.

The proposed single-storey rear extension represents a notable departure from the deliberate symmetry the Site shares with No.10 Thorold Road. Taken together with the proposed two-storey extension, it will also result in excessive visual clutter and an overly-complex rear façade which will detract from, and compete with, the simple planform and roofscape of the host dwelling. The proposed single-storey extension would have an adverse visual impact on the Site and would substantially alter the relationship between the Site and No.10. As such, the proposals would fail to preserve the character and appearance of the Bowes Park Conservation Area, contrary to Paragraph 206 of the NPPF.

Consequently, the proposed solar panels and rooflight to the west roof pitch, and the proposed single-storey extension would constitute a scheme which would lead to less than substantial harm to the designated heritage asset, making Paragraph 202 of the NPPF relevant. Furthermore, no clear and convincing justification for that harm has been provided, contrary to Paragraph 200 of the NPPF.

Whilst it is accepted that the rear of the Site is not visible from the public domain, caselaw has clarified that lack of visibility does not automatically equate to lack of harm (*Council of the London Borough of Havering v Mr. Beaumont*). The additional footprint that the single-storey extension will provide, is considered an over-development of the Site and the plot within which it is situated.

The harm may be mitigated through the omission of solar panels and rooflights to the side pitch, and the single-storey extension.

It is not possible to support the proposals as they conflict with Paragraphs 197c, 199, 200, 202, and 206 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

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Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter