



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2023/0056
Date: 01/03/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 28 Summerhill Road, Tottenham, London, N15 4HD

Built Heritage Advice pertaining to an application for: Proposed replacement single storey flat roof extension to the rear of No. 28 Summerhill Road, Tottenham, London.

The proposal site is a two storey Victorian property within the Clyde Circus Conservation Area. Summerhill Road is mostly lined on both sides with a range of properties of varying age, condition and appearance, including Victorian cottages and villas, Edwardian terraced houses and larger late 20th Century blocks of flats. The proposal site has a yellow brick façade with round headed recessed entrance porch, hipped roof and chimney stacks with exceptionally tall pots. Sash windows with glazing bars to the main elevation are likely to be original. Overall, the property positively contributes to the character and appearance of the Conservation Area.

It is noted that the applicant has not provided sufficient information regarding the significance of the heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance, a requirement set out in Paragraph 194 of the NPPF.

The proposal for replacing the exiting rear extension with a new flat roof extension of a larger footprint is overall considered acceptable, providing that the new structure does not project further than the original front elevation. This is required in order to ensure the proposed extension is subservient in scale and design to the original building.

Should the proposal be revised, there would be no objection to this application, subject to the following conditions:

- Prior to commencement of above ground works/installation, a schedule of all external finish materials, including any hardstanding material, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such;
- Prior to installation, a schedule of drawings that show details of all proposed windows and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details



of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such;

- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Yours sincerely,

Luciana Rigano RIBA ARB
Built Heritage 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