

Officer's Report

Application Number	HGY/2023/0002
Type	Householder planning permission
Location	1 Tottenham Green East, Tottenham, London, N15 4DQ
Proposal	Reconstruction of the damaged roofing. Proposed alteration to replace concrete tiles with slates. To match the existing original character of the building.
Case Officer	Sarah Madondo
Valid Date	02/01/2023
Applicant	Mr Andy Rouse
Agent	mr Hasan Bagcih

RECOMMENDATION

Approve with Conditions

Proposed development

Reconstruction of the damaged roofing, alterations to replace concrete tiles with slates to match the existing original character of the building.

Site and Surroundings

The application site is a ground floor flat (Flat 3) within a Grade II listed building ('2, 4 AND 2A, TOTTENHAM GREEN N15'). The building itself is one of a pair of three storey (plus basement) early C.19th dwellings, with a later built 2 storey C19th side addition on the south side of Tottenham Green East South Side. The site is within the Tottenham High Road Historic Corridor and the Tottenham Green Conservation Area.

The impact on scale and character of the existing building

Permission is sought for reconstruction of the damaged roofing and replacement of concrete tiles with slates to match the existing original character of the building. The proposed alterations to replace the current tiles with slates would match the existing original character of the building therefore acceptable. Officers considers that the proposed works would be confined to roof and would not have significant impact to the fabric of the building. Conservation officer was also consulted and advises that there are no objections to the proposals, which is considered to enhance and better reveal the significance of the designated heritage asset.

The impact on neighbouring amenity

Given the works relate to the roof, it is considered that the proposed development would not have any impact on the neighbouring properties therefore acceptable.

Conclusion

The proposal is considered to preserve the character and appearance of the heritage asset and Tottenham High Road Historic Corridor and the Tottenham Green Conservation Area. The proposed development is considered to comply with Policy DM1 and DM9 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

- 2 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.