

Officer's Report

Application Number	HGY/2023/0595
Type	Full planning permission
Location	1 Tottenham Green East, Tottenham, London, N15 4DQ
Proposal	Listed Building Consent for 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	28/02/2023
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.

MATERIAL PLANNING CONSIDERATIONS

Impact on Listed Building / Conservation Area

As noted above the subject property is a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004. The 1990 (LBCA) Act requires local planning authorities to "have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections 16 (2) and 66(1), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72).

The requirements of Local Plan policy SP12 'Conservation' and adopted Policy DM9 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building

Permission is sought for the reconstruction of the damaged roof, alterations to replace concrete tiles with slates to match the existing original character of the building. The Conservation Officer was consulted and advises that the proposed works are acceptable from the heritage conservation standpoint, as the proposed works are considered to enhance and better reveal the significance of the designated heritage asset. Therefore, overall it is considered that proposed works would not negatively impact the character or appearance of the building or harm its significance.

In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would have no impact on the significance of the listed building and would be considered necessary to preserve the building for a sustainable future use. As such, the works would preserve the original character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. The proposed development is, therefore, acceptable in compliance with the above policies.

Conclusion

The proposal is therefore considered to preserve the character and appearance of the building and of the THRHC/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 Haringey's Local Plan Strategic Policies (Adopted 2017) and Policy HC1 & HC2 of the London Plan 2021.

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 3 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.

- 4 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.