Newsteer
REAL ESTATE ADVISERS

3 February 2026

Newsteer
Real Estate Advisers

C/O HubHub London
4th Floor
20 Farringdon Street
London EC4A 4AB

T +44 (0)20 3151 4850

Planning Team
Haringey Council
Civic Centre
High Road
London
N22 8LE

Dear Sir/Madam,

Prior Approval application for Photovoltaic (PV) Panels under Class J, Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), made under the Town and Country Planning Act 1990 (as amended).
Site: Tynemouth Medical Practice, 24 Tynemouth Road, London, N15 4RH

This cover letter has been prepared by Newsteer on behalf of the Whittington Health NHS Trust ('the Trust') in support of a Prior Approval application for the installation of Photovoltaic Panels on the roof of Tynemouth Medical Practice, 24 Tynemouth Road, London, N15 4RH (hereafter "the Site").

The application has been submitted via the Planning Portal (PP-14674690).

This application is accompanied by the following documents and drawings:

- Site Location Plan (Drawing ref. A1663-TRHC-EX-001 rev. P01)
- Proposed Roof Plan (Drawing ref. A1663-TRHC-PR-101 rev. T02)

Background

On 21 March 2025, the UK Government via the Department for Energy Security and Net Zero, the Department for Education, and the Department of Health and Social Care, announced a £200 million national initiative led by Great British Energy to install rooftop Photovoltaic panels on 200 NHS sites. Tynemouth Medical Centre is well-positioned to benefit from this programme. It is one of the borough's key primary care facilities and a trusted provider of community health services,

Tynemouth Medical Centre plays a vital role in supporting local residents. The proposed PV installation will reduce energy costs, improve energy resilience, and contribute to the borough's climate action goals. With healthcare facilities among the largest public sector energy consumers, this development represents a practical, policy-aligned intervention that supports sustainable healthcare delivery and sets a positive precedent for responsible infrastructure upgrades. The proposal should be supported as a forward-looking enhancement to essential public infrastructure.

Site Context

The application site comprises Tynemouth Road Health Centre, located at 24 Tynemouth Road, London N15 4RH. The building is a part-one part-two storey health facility with a pitched roof. The site has large areas of soft landscaping as well as hardstanding for car parking. The site is outlined in red on the aerial image provided.

Figure 1: Aerial Image of the Site (Source: Google Maps)

The health centre is situated within a predominantly residential area, characterised by two-storey terraced housing along Tynemouth Road and surrounding streets, including Hanover Road and Coppetts Road. To the east, there are mixed commercial uses, including small-scale retail and light industrial premises. Community facilities such as Holy Trinity Lutheran Church are located nearby, contributing to the area's mixed-use character.

The site is accessed directly from Tynemouth Road, with vehicular parking provided within the curtilage. The building is set back from the street frontage, with landscaped areas and boundary treatments that screen the site from immediate public views. The roof form is simple with several skylights, making it suitable for the installation of PV panels without altering the building's architectural character.

Planning History

There is no relevant planning history available on the Council's online planning register.

Class J

Part 14 (Renewable Energy) of the Town and Country Planning (General Permitted Development) (England) Order 2015 states the following is Permitted Development:

"Class J – installation or alteration etc of solar equipment on non-domestic premises

Permitted development

J. *The installation, alteration or replacement of—*
(a) microgeneration solar thermal equipment on a building;
(b) microgeneration solar PV equipment on a building; or
(c) other solar PV equipment on the roof of a building,
other than a dwellinghouse or a block of flats.

Development not permitted

J.1 *Development is not permitted by Class J if—*

(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;
(b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);
(c) the solar PV equipment or solar thermal equipment would be installed [on a roof and] within 1 metre of the external edge of that roof;
(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or
(f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building."

J.2 Development is not permitted by Class J(a) or (b) if—
(a)the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;
(b)the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or
(c)in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

In assessing the proposal against Section J.1, the photovoltaic (PV) panels will be installed on a pitched roof with a 35-degree angle. The highest part of the equipment will not project more than 0.2 metres beyond the plane of the roof slope when measured perpendicularly from the external roof surface, and the equipment will be positioned at least 1 metre from the external edge of the roof. The Site is not a scheduled monument, a listed building, nor within the curtilage of a listed building. In assessing the proposal against Section J.2, the equipment will not be installed on a wall fronting a highway, as the building is located within Article 2(3) land.

"Conditions

J.4*— (1) Class J development is permitted subject to the following conditions—*
(a)the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and
(b)the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.
(2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.

(3) The application must be accompanied by—
(a) a written description of the proposed development;
(b) a plan indicating the site and showing the proposed development;
(c) the developer's contact address; and
(d) the developer's email address if the developer is content to receive communications electronically;

together with any fee required to be paid."

As required by Section J.4, the proposed PV equipment has been sited to minimise its impact on both the external appearance of the building and the amenity of the surrounding area. The equipment will be removed once it is no longer required. This cover letter demonstrates that the proposal meets the requirements for prior approval and has been submitted to the local planning authority in relation to matters of design, external appearance, and glare.

Assessment of the Proposals

The proposal consists of the installation of solar photovoltaic (PV) equipment on the flat roof of the existing Tynemouth Medical Centre, in compliance with Class J(c) of Part 14 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The following assessment demonstrates how the proposal meets the relevant requirements:

Class J – Permitted Development

The development involves the installation of solar PV equipment on the roof of a non-domestic building, which falls within the scope of Class J(c).

J.1 – Development Not Permitted

(a) The equipment will be installed on a pitched roof and will not protrude beyond 0.2 metres beyond the plane of the roof slope.
(b) The solar PV equipment is not installed on a flat roof.
(c) The equipment will not be within 1 metre of the external edge of the roof.
(e) The site is not a scheduled monument.
(f) The building is not listed and is not within the curtilage of a listed building.

J.2 – Wall Installation

The equipment will not be installed on any wall or on a wall fronting a highway as the site is on article 2(3) land.

J.4 – Conditions

(a) The PV equipment has been sited so far as practicable to minimise its effect on the external appearance of the building and the amenity of the area.
(b) The PV equipment will be removed as soon as reasonably practicable when no longer needed.
(c) As required under J.4(2), this application seeks prior approval regarding design, external appearance, and glare. The application is accompanied by a written description of the proposed development, a site plan showing the proposed development, and the developer's contact details, in accordance with J.4(3).

Design, External Appearance and Glare

The PV panels will be located on a pitched roof of thirty-five degrees with minimal upward projection, ensuring limited visibility from public viewpoints. The siting has been carefully considered to avoid conflict with architectural features and to minimise visual impact on adjacent heritage assets and residential properties. Given the position of the panels on the roof, no undue glare is anticipated for neighbouring occupiers. The proposal therefore has an acceptable impact on the character and external appearance of the building and the amenity of the area. Given the Site is located in a conservation area, the permitted development requires that the PV panels are not installed on a wall fronting the highway.

Conclusions

As set out above, the proposed development complies with the conditions and requirements of Class J Schedule 2, Part 14 of The Town and Country Planning (General Permitted Development)

Newsteer
REAL ESTATE ADVISERS

Order 2015 as amended Town and Country Planning Act 1990 (as amended). The proposals will assist the Trust in upgrading their green infrastructure at the Tynemouth Medical Centre.

In view of the above and enclosed, we respectfully request that Prior Approval is provided within the statutory period of 56 days.

Please do not hesitate to contact me should you require additional information.

Yours faithfully,

Jamie Alba-Duignan

Planner
Jamie.Alba-Duignan@newsteer.co.uk