



Officer Report

Application Number:	HGY/2026/0567
Application Type:	Householder planning permission
Address:	83 Gladstone Avenue, Wood Green, London, N22 6JY
Proposal:	Replacement of roof cladding like for like and insertion of 1x front and 1x rear rooflights for a non-dormer loft conversion.
Case Officer:	Mercy Oruwari
Valid Date:	02/03/2026
Applicant:	Dominic McKinley
Agent:	David Rees

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application relates to a two-storey mid terraced property. The host site lies within the Noel Park Conservation Area and is considered to positively contribute towards its significance. Noel Park Conservation Area was built along model town principles during the late C19. The estate was built by the Artizans Company which focused on low-rise picturesque estates with integrated amenities located near railway lines.

The estate contained 5 types of houses of varying sizes to accommodate different budgets but built to be of high quality, decorating the standard unit types with various types of detailing. Consistency across the estate gives the area a distinctive character and the roof forms are predominantly unaltered.

There is an article 4 direction area as the area is sensitive to small scale changes which affect the detailing and material quality of the original buildings. The Article 4 Direction Area is designed to help ensure that the original detailing on the Estate in this area remains including original windows, materials and unaltered roofscapes.

2. THE PROPOSAL

The proposal involves the replacement of the roof cladding like for like and the insertion of 1x front and 1x rear rooflights for a non-dormer loft conversion.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history of the site includes:

- HGY/2022/1347 - Replacement of rear facing window with bi-fold doors and side return door replaced with a window. Replacement of like for like front door and internal alterations. Approved with conditions

- HGY/2020/2521 - Replacement of front elevation windows with timber frames and rear elevation windows with UPVC frames. Approved with conditions

4. CONSULTATION RESPONSES

The Council's Conservation Officer had some concerns, and these are discussed below in the report.

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & Heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The submitted Planning Statement states that the proposal is for replacing the tiles and inserting a rooflight on the front slope and a second on the rear. The works would allow for the loft to be used for storage and then converted into a non-dormer habitable space in the future. The existing roof tiles are deteriorated and would require replacement to make the loft space weather tight.

The Conservation team do not object to the proposed works in principle. The rooflights are not oversized and there is only one proposed to each roof slope so they would not be overly prominent features. However, there are concerns regarding the roof materials. The original, probably the existing albeit very weathered, would be natural slate. Replacing these with a synthetic tile would be considered a downgrading of the materials.

There is no specification for the replacement tiles submitted. However, provided the slates were appropriate, the proposal would have a neutral impact on the significance of the Conservation Area.

The roof tiles at No. 89 Gladstone Avenue have been used as an example in the Planning Statement. These were approved as a natural slate, not a synthetic one. As the materials have not been specified on the plans which would be approved, a condition will be attached to the consent for the details of the external materials to be approved in writing before any works take place.

Overall, the proposed works are considered acceptable and would not result in harm to the character or appearance of the Noel Park Conservation Area. The development would therefore preserve the significance of the heritage asset, in accordance with Policies SP11, DM1, DM9 and DM12.

6. CONCLUSION

The proposal is considered to comply with Policies DM1, DM9, DM12 and DM35 of the Development Management DPD (2017), Policies SP11 and SP12 of the Local Plan Strategic Policies (2017), the London Plan (2021) and the National Planning Policy Framework.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

It is recommended that planning permission be APPROVED, subject to the following conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Approved drawings list:

- P001
- P002
- P003
- Location Plan

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

- 3 No development shall begin until details of the replacement roof tiles have been submitted to and approved in writing by the Local Planning Authority. The tiles shall be natural slate matching the existing roof in colour, texture, size and appearance. The

works shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the Noel Park Conservation Area in line with Policies DM1, DM9 and DM12.

- 4 The front rooflights shall be conservation-style, flush-fitting units with black or dark grey frames and shall not project above the plane of the roof slope. The development shall be carried out in accordance with the approved plans.

Reason: To preserve the appearance of the roofscape within the Noel Park Conservation Area in line with Policies DM1, DM9 and DM12.

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.