



Officer Report

Application Number:	HGY/2026/0797
Application Type:	Full planning permission
Address:	Mulberry Primary School, Parkhurst Road, Tottenham, London, N17 9RB
Proposal:	Window replacement with like-for-like materials, Flat roof overlays/replacement. Replacement of polycarbonate roof to external walkway, Localised repairs to pitched tiled roofs, External repairs to brickwork, stonework, defective pointing, rainwater gutters/downpipes.
Case Officer:	Oskar Gregersen
Valid Date:	20/03/2026
Applicant:	Mr Martin Young
Agent:	Mrs Yasemin Sekerkiran

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a primary school in the east of the Borough; the site consists of five buildings of across a range of ages from the early 1900's, in Blocks A – C with Block D and E having been added later.

The site is not located within any conservation area; however it is locally listed.

2. THE PROPOSAL

The proposed is for window replacement with like-for-like materials, flat roof overlays/replacement, replacement of polycarbonate roof to external walkway, localised repairs to pitched tiled roofs, external repairs to brickwork, stonework, defective pointing, rainwater gutters/downpipes.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2007/0008 | Deemed – regulation 3 | Erection of sun shelter in playground.
Approve w/ conditions

HGY/2011/0030 | Deemed – regulation 3 | Construction of two storey new building attached to the existing nursery. Creation of new accessible doors to existing building and re-design of the existing playgrounds.
Approve w/ conditions

HGY/2011/2074 | Approval of details | Approval of Details pursuant to Condition 3 (materials), Condition 4 (hard surface materials) and Condition 5 (investigation work) attached to planning permission HGY/2011/0030
Not determined

PRE/2025/0344 | Pre-application meeting | Window replacement with like-for-like materials. Flat roof overlays/replacement including localised area of increase parapets to accommodate additional insulation. Replacement of polycarbonate roof to external walkway. Localised repairs to pitched tiled roofs. External repairs to brickwork, stonework, defective pointing, rainwater gutters/downpipes.
Short advice given

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: The submitted information demonstrates that the decay conditions, heritage significance, energy performance, and future performance needs of the school buildings have been carefully considered. The proposed works are sufficiently illustrated to conclude that these will have a low impact on the historic character of the locally listed School buildings and will cause a low level of less than substantial harm to its heritage significance, mainly due to loss of historic windows at the end of their lifespan. The proposed works are carefully detailed and implemented to ensure the historic character of the locally listed building is respected and retained. This application is supported from the heritage conservation stance.

Neighbour Consultation

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 impacts

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 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 proposal consists of a variety of improvements across the five on site, shown on plans as being labelled A – E. Block A – Part of the main original school building, constructed circa 1900. Comprises dining hall, kitchen and classroom facilities. This building has two main stories, with additional ground and first floor mezzanine floor levels situated off the main east and west staircases, providing additional office, resource rooms, toilets and some SEN accommodation. The building is mainly of solid brick construction with pitched roofs covered with a plain tile. External windows are mainly single glazed double hung sash and timber casements. Internal floors are solid, with softwood internal joinery.

Block B – This block comprises both classrooms and teaching facilities and well as the main reception area and administration building. The original building was part of the original school and was built circa 1900. This is single storey section to the northern side comprises teaching rooms with an additional mezzanine floor level situated to the southern side, providing an office, resource rooms, toilets and general storage. This section of the building is of solid brick construction with pitched roofs covered with a plain tile. External windows are a mixture of single glazed double hung sash and timber casements and more modern aluminium double-glazed replacements.

The two-storey section to the southern side comprises the administration part of the school enclosing offices, staff room, toilets etc. This section is linked to the classroom section of the building with a single storey more modern link, which encloses the main entrance and reception area. The building has also been extended to the rear to provide a toilet block, access from the rear playground. This section of the building is of solid brick construction with a mixture of pitched roofs covered with a slate and flat roofs covered in mineral felt. External windows are a mixture of single glazed timber double hung sashes and more modern aluminium double-glazed replacements to the rear extension. Internal floors are solid, with softwood internal joinery.

Block C – This block is also part of the original 1900's school building. These two storeys building and now provides classroom and resource facilities for those with special educational needs. The building is mainly of solid brick construction with pitched roofs covered with a plain tile and flat roofs covered with mineral felt. External windows are mainly single- and double-glazed double hung sash and timber casements and some more modern double glazed aluminium replacements.

Block D – A single storey building, we suspect constructed circa 1920s. Comprises two classrooms and gym and sports hall facilities. Backs onto Reform Row to the rear of the site. The building is mainly of solid brick and cavity construction with flat roofs covered with mineral felt. External windows are mainly single glazed metal casements in timber frames and some more modern double glazed aluminium replacements. Internal floors are solid, with softwood internal joinery.

Block E - This block is a modern new build two storey building enclosing nursery and classroom/training facilities constructed circa 2012. Constructed with cavity brick walls and has pitched roofs covered with a concrete tile. External windows are modern aluminium double glazed. Internal floors are solid, with softwood internal joinery.

The main elements proposed with this application consist of:

- Window replacement with like-for-like materials.
- Flat roof overlays/replacement.
- Localised repairs to pitched, tiled and slated roofs.
- External repairs to brickwork, stonework, defective pointing, rainwater gutters/hoppers/downpipes. Rainwater gutters/downpipes

Submitted with this application is a set of detailed plans detailing where replacement or repair works will take place, and a condition survey which explores in detail where elements of the built fabric of blocks A – E require repair or replacement.

The works proposed were subject to pre-application advice under reference PRE/2025/0344, wherein the applicants were advised of details that would need to be submitted in order to be considered as acceptable.

Window replacement with like-for-like materials

The submitted plans detail existing windows to Blocks A – E and show where replacements will take place. There are a range of materials in place across the site, with Timber, aluminium, Crittall,

and uPVC. It is proposed largely that where there are timber units in place these will be replaced with double glazed timber units. Where there are aluminium units to be replaced, these will be replaced with further aluminium units. Where there are currently Crittall windows and doors these will be also be replaced with Aluminium.

The timber replacement windows will follow this same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, the windows will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

The aluminium window units to be replaced would have the same appearance as the existing and would be to a newer building within the site. Similarly to the timber units proposed, the aluminium units to be installed would follow the same opening pattern and pane arrangement as the existing aluminium or Crittall windows/doors.

The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

It is considered that the proposal for replacement windows would be acceptable in design and heritage terms. Conservation colleagues have requested that a condition be imposed on this decision that further comparative details be submitted for approval in writing by the LPA.

Flat roof replacements with insulation

Drawing 4 4723-FBR-MP-RP-DR-A-206 P02 shows a variety of areas across Blocks A - E. These works would replace a variety of roof coverings and involve the addition of additional insulation to be added where necessary.

The proposed insulation works will improve the quality of the building, reduce heating bills, possibility for damp and mould etc, but also will help reduce summer overheating. The works will also reduce health inequality and health outcomes for residents as a result of the improved internal environment and resultant reductions in fuel consumption and fuel bills, and reduced CO2 emissions, delivering wider environmental benefits.

These alterations would therefore not adversely affect the appearance of the host buildings while improving the thermal efficiency of the building and are considered to be acceptable.

Repairs to slate roofs, brickwork and tiled roofs.

The submitted condition survey details where brickwork and roofing across the blocks requires work. These spot repairs would involve the replacement of slates where required, along with repairs to cracking and replacement of missing mortar to brickwork.

The condition survey highlights that these works will void the use of any harsh abrasive methods and will result in a full post works inspection to be carried out in accordance with conservation standards such that the integrity and appearance of roofs and brickwork are maintained.

Rainwater gutters and downpipes

The proposal includes the replacement rainwater goods including downpipes and hoppers to blocks across the site. When visiting the site, it was noted that there is a range of uPVC and metal rainwater goods in place across the site, with no details submitted as to the existing material in place on existing elevations. Equally the proposed elevations do not detail the proposed materials for these replacement rainwater goods.

It is considered that the replacement of the rainwater goods is acceptable, subject to the submission of details to the LPA to be approved in writing.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the character of the Conservation Area, while improving the thermal efficiency of the site as a whole. 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

The application is recommended for approval 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 4723-FBR-MP-ZZ-DR-A-210-S4-P02-Prop Elevations sh4, 4723-FBR-MP-XX-DR-A-303-S4-P02-Pro Window Types sh2, 4723-FBR-MP-XX-DR-A-301-S4-P02- Ext Window Types sh2, 4723-FBR-MP-XX-DR-A-306-S4-P01-Window Details sh3, 4723-FBR-MP-ZZ-DR-A-109-S4-P02-Ext Elevations sh3, 4723-FBR-MP-RP-DR-A-106-S4-P02-Ext Roof Plan, 4723-FBR-MP-XX-DR-A-305-S4-P01-Window Details sh2, 4723-FBR-MP-00-DR-A-100-S4-P02-Site Plan, 4723-FBR-MP-ZZ-DR-A-110-S4-P02-Ext Elevations sh4, 4723-FBR-MP-XX-DR-A-302-S4-P02-Pro Window Types sh1, 4723-FBR-MP-ZZ-DR-A-209-S4-P02-Prop Elevations sh3, 4723-FBR-MP-01-DR-A-204-S4-P02-Prop FF Plans Blocks ACD, 4723-FBR-MP-00-DR-A-103-S4-P02-Ext GF Plans Blocks BE, 4723-FBR-MP-01-DR-A-205-S4-P02-Prop FF Plans Block BE, 4723-FBR-MP-00-DR-A-101-S4-P01-Proposed Site Plan, 4723-FBR-MP-XX-DR-A-300-S4-P02-Ext Window Types sh1, 4723-FBR-MP-RP-DR-A-206-S4-P02-Prop

Roof Plan, 4723-FBR-MP-01-DR-A-105-S4-P02-Ext FF Plans Blocks BE, 4723-FBR-MP-00-DR-A-102-S4-P02-Ext GF Plans Blocks ACD, LocationPlan, 4723-FBR-MP-ZZ-DR-A-207-S4-P02-Prop Elevations sh1, 4723-FBR-MP-01-DR-A-104-S4-P02-Ext FF Plans Block ACD, 4723-FBR-MP-XX-DR-A-304-S4-P01-Window Details sh1, 4723-FBR-MP-ZZ-DR-A-107-S4-P02-Ext Elevations sh1, 4723-FBR-MP-ZZ-DR-A-108-S4-P02-Ext Elevations sh2, 4723-FBR-MP-00-DR-A-202-S4-P02-Prop GF Plans Blocks ACD, 4723-FBR-MP-00-DR-A-203-S4-P02-Prop GF Plans Blocks BE

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

- 3 Prior to the commencement of the development (excepting demolition works) precise details of the materials to be used in connection with the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority.

The details shall include:

- a) Specification related to replacement windows and doors
- b) Trial cleaning and trial repairs to brick masonry, stonework, and repointing to be approved onsite
- c) Specification and material samples of replacement bricks and mortar to be approved onsite
- d) Specification and material samples of replacement tiles
- e) Specification and material samples of replacement downpipes and hoppers
- f) Detail drawings to scale 1: 20 and material specification related to flat roofs replacement and insulation works
- g) Comparative plan/ section/ elevation drawings of existing and replacement polycarbonate rooflights

The development shall only be completed in accordance with the approved details and maintained as such thereafter.

Reason: In order to preserve or enhance the character or appearance of the Tottenham High Road Conservation Area consistent with policy Policy DM9: Management of the Historic Environment, policy HC1 of the London Plan 2021, and Policy SP12 of the Haringey Local Plan.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.

