

Application Number:	HGY/2026/0834
Application Type:	Householder planning permission
Address:	169 Tower Gardens Road, Tottenham, London, N17 7PE
Proposal:	Installation of 3 conservation-style roof-lights on the rear roof slope.
Case Officer:	Mercy Oruwari
Valid Date:	24/03/2026
Applicant:	Alana Pavy
Agent:	Mr Daniel Goodacre

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terraced dwellinghouse situated on the Tower Gardens Road close to the Axlfield Avenue. The surrounding area is wholly residential in character. The rear of the property faces into and overlooks the Tower Gardens Estate park.

The site is located within Tower Gardens conservation area/Article (4) area. The Article (4) removes all permitted development rights to roof/front alterations. The conservation area is characterised by predominantly two-storey terraced dwellings, laid out in an estate pattern with well detailed elevations, where the regularity in building materials, design and scale of properties, and their overall layout and form, combine to give a strong urban character.

2. THE PROPOSAL

The proposal is for the installation of 3x additional rear rooflights.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The planning and enforcement history for this site includes:

- HGY/2026/0097 - Erection of ground floor rear extension. Pending
- HGY/2025/3610 - Erection of two rear dormer windows. Refused
- SAT/2006/00603 – Unauthorised satellite dish. Closed (Dish removed)
- OLD/1986/1629 - 28/5/86 Painting of extension of house. Approved with conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The Council's Conservation Officer supports the removal of the dormers proposed in the previously refused application. Although it would be preferred to have less than 4 rooflights (1x original and 3x additional rooflights) the additional 3x on the rear slope along with the original one would have a limited impact and is considered acceptable.

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

No of individual responses 1

Objecting 1

The following issues were raised in representations:

- In principle no changes should be made as the property is in the Conservation Area.

Officer Comment – certain changes/alterations can be acceptable within the Tower Gardens CA; however, each application is determined on its own merit and weighed against the guidance and policies.

- Overlooking and loss of privacy.
- The large box dormer is out of character both in design and scale.

5. PLANNING CONSIDERATIONS

Design & appearance

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Tower Gardens is widely recognised as an important pioneering housing estate and as one of the three seminal London County Council suburban cottage estates of the pre-First World War period. The estate is considered to be an exemplar of the pioneering social policies of the LCC in the early years of the 20th century, and of the work of the LCC's renowned Architects' Department. It is a good example of the gradual introduction of garden suburb planning principles into housing and for the use of Arts-and-Crafts and vernacular architectural features in its design, combined with a high degree of craftsmanship and good quality materials.

No. 169 Tower Gardens Road is located in the middle of a symmetrical group which faces onto the park at the rear. It is considered to positively contribute to the significance of the Conservation Area, and remains predominantly intact individually and as a group and retains its original form and features which are characteristic of the Conservation Area.

The article 4 direction area was introduced to prevent potentially harmful alterations which would have not been subject to planning control to be implemented under permitted development rights. This includes restrictions on roof enlargement and other roof alterations. This was introduced 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.

The roofscape of the Tower Gardens Conservation Area is an important aspect of its original arts and crafts design and the overall architectural interest of the Conservation Area and its significance. Pitched clay tile roofs are an important part of the characteristic of this period and the arts and crafts style use of vernacular building forms. Where the existing buildings have originally designed accommodation in the roof these are part of the symmetrical composition of the roof.

The Tower Gardens Conservation Area Appraisal and Management plan specifically states 'Roof extensions will not usually be considered acceptable in Tower Gardens. Terraces are formed in to symmetrically composed groups and alterations at roof level will be harmful to the uniformity of the group. Roofs are modestly sized and roof extensions creating additional living space would not be subordinate to the original roof'.

This proposal follows recently refused application for two rear dormers (HGY/2025/3610) on the host building. Although the dormers were not considered acceptable, like other houses within this group, rooflights would be an acceptable alternative to provide natural light for loft accommodation. With the addition of the 3x new rooflights, there would be a total of 4 on the rear roofslope. Along with the original rooflight the proposed rooflights would be located on the rear elevation and would sit flush within the roof slope. It is preferred for the number to be reduced, as 4 on one slope creates quite a cluttered appearance, however the impact of this would be limited given they are located on the rear roofslope.

The proposal would not alter the visual coherence and continuity of the overall roof form of this property and the group. Overall, this would both preserve and enhance the character and appearance of the Tower Gardens Conservation Area.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically,

proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The proposed installation of the additional rooflights on the rear roof slope would not result in a material loss of privacy or have an overbearing appearance to the neighbouring property. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 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 as amended is considered acceptable in respect of its character, appearance. There would be no impact on the residential amenity of neighbours. 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 for the following reason(s).

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:

036_P_210_Roof, 036_P_211_Roof, 036_P_215_Roof, 036_P_216_Roof: Proposed plans, elevations, sections
036_P_101_Roof: Block plan
036_P_100_Roof: Location plan

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

- 3 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the

development.

Reason: In order to ensure a satisfactory appearance, to preserve the character and appearance of the Conservation Area, in accordance with policy SP12 of the Haringey Local Development Plan (2017), policy DM9 of the Haringey Development Management DPD (2017) and policy HC1 of the London Plan (2021).

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.

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.