

Application Number:	HGY/2026/0460
Application Type:	Listed building consent (Alt/Ext)
Address:	Old School Court, Drapers Road, Tottenham, London, N17 6LY
Proposal:	Re-roofing of building with slate roof ,new breather membrane and replacement leadwork.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	19/02/2026
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Applicant:	Mr Ola Fakoya
Agent:	Bernard Lawrence

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This Listed Building Consent application seeks approval for re-roofing of building with slate roof, new breather membrane and replacement leadwork.

Proposals are summarised below:

- Replacement of Sarking felt to roof with Tyvec breather membrane.
- Replacement of timber batten with tantalized timber.
- Replacement of lay boards to valleys with SW timber and Code 5 lead to match the existing.
- Replacement of flashing with Code 5 leadwork all derailed as existing.
- Replacement of natural slate with natural slate to match the original.

Site and Surroundings

The Old School Court is a GII listed building located within the Tottenham Green Conservation Area. The Old School is a landmark High-Victorian Gothic building in stock brick and stone with a series of angular gables and a central spirelet. The roof form of the building is an important aspect of its significance, the gables, spirelet are striking and form a terminus to the road and has been designed to be impressive when seen in mid-range views, the decorative roof tiles adding interest.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- HGY/2024/1699

Proposal: Re-roofing of listed building to include new leadwork and breather membrane

Date: 22 July 2025

Decision: Refused Consent

- HGY/2021/0789

Proposal: Listed Building Consent for replacement roof windows, replacement storage heaters to communal areas, replacement / upgrade of door entry system, replacement light fittings to communal areas, replacement to rotten floor structure within Flat 25, timber repairs to roof dormers, and repairs to roof spire. Decision

Date: 23 April 2021

Decision: Approve with Conditions

- HGY/2022/0745

Proposal: Installation of new bike store

Decision Date: 24 January 2024

Decision: Approve with Conditions

- HGY/2022/3717

Proposal: Proposal: Details of lighting as required by condition 4b of listed building consent ref. HGY/2021/0789 for: replacement roof windows, replacement storage heaters to communal areas, replacement / upgrade of door entry system, replacement light fittings to communal areas, replacement to rotten floor structure within Flat 25, timber repairs to roof dormers, and repairs to roof spire.

Decision Date: 4 March 2024

Decision: Approved

There is no enforcement planning history in relation to the site.

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: No objection – supportive of the application subject to conditions.

External:

2) Historic England: No comments.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 89 letters sent to neighboring properties. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 2

Objecting: 2

Supporting: 0

The following local groups/societies made representations:

- Object to the proposed re-roofing works on this listed building. The existing aged roof tiles are a defining feature of its historic character, and their natural ageing contributes significantly to the building's authenticity and heritage value. Wholesale replacement, even with sympathetic materials, risks permanently erasing this and diminishing the building's significance.
- Concern is the prolonged disruption these works would cause. Extensive scaffolding, sustained noise, restricted access, loss of privacy, and reduced natural light are likely to have a significant and extended impact on residents, particularly those on the upper floors.
- Objector request that the Local Planning Authority consider attaching a condition to any approval that restricts the erection of scaffolding strictly to those sections of the building where works are actually required. Erecting scaffolding in front of my home, where no work is planned or necessary, would cause unnecessary disruption to my family and me and to the enjoyment of our property, without any corresponding benefit to the repair works.

Comments on representations:

- Objector's comments are noted. The roofs are part of the historic character of the building and conservation area, and it is therefore important that the continuity of roofing materials is maintained. The use of traditional roofing materials is important and as such the appropriate materials have been sought in this instance. So not to compromise the historic character of the building.
- Concerns relating potential disruption during construction, such as materials, dust, scaffolding, sustained noise, restricted access. As with any construction work, it is accepted that the building works will cause a certain amount of disruption to adjoining occupiers. However, this short-term disruption is not considered to be a justifiable reason for refusal.

4 MATERIAL PLANNING CONSIDERATIONS

1. The impact of the proposed development on the character and appearance of the Listed building

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

Importantly, this scheme has been closely informed by extensive discussion with Local Planning Authority Conservation Officer. The Council's Conservation Officer has commented on this application and is satisfied that all aspects of the proposal are necessary and that the overall effect of the proposal is not detrimental to the architectural or historic integrity or detailing of the building and its surroundings. These works are soundly justified, have been carefully designed and will cause no harm to the significance of the listed buildings as thoroughly documented in the comprehensive and well-articulated consent application that is fully supported.

The Old School Court is a GII listed building located within the Tottenham Green Conservation Area. The Old School was built in and, is a landmark High-Victorian Gothic building in stock brick and stone with a series of angular gables and a central spirelet. The roof form of the building is an important aspect of its significance, the gables, spirelet are striking and form a terminus to the road and has been designed to be impressive when seen in mid-range views, the decorative roof tiles adding interest. Accordingly, the roof is sensitive to change.

Since the previously refused HGY/2024/1699 application a broad condition survey has been produced. The level of information on the extent of repairs is comprehensive, and exploration of the roof elements have been included, there are specifics such as the extent or location of where the existing slates have slipped, been damaged or inappropriately replaced. The proposed roof works involve the original slates, and given their consistency and quality, it is considered that the underlying build-up would also be original. The loss of original roof elements, tiles and batten would be replaced with appropriate materials considered not to cause harm to the significance of the listed building.

Officers including the conservation area officer therefore seek to ensure that replacement roof coverings on the listed building use are authentic and appropriate materials for the building and as such natural slate, timber batten and Code 5 leadwork are acceptable – the historic character of the building and area would not be compromised.

The application is supported by a thorough assessment of significance that articulates the heritage value and conditions of roof affected by this proposal while the proposed works are justified in a separate Heritage Impact Assessment (HIA), included in the appendices, to determine the impact of the works proposed. The use of traditional materials has been sensitively designed to minimise harm and will have a low-level impact on the heritage significance of the listed building.

The overall aim, therefore, is to protect and enhance the surviving historic fabric by providing sympathetic solutions to the ongoing works.

5 Conclusion

The proposal is considered acceptable and the proposed works detailed in this application have been carefully formulated to upgrade the grade II listed structure and provide appropriately detailed solutions for the ongoing works, without significantly affecting the historic fabric.

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

RECOMMENDATION.

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT CONSENT

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).

- 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:

2023-077-001
2023-077-002 Rev. B
2023-077-003 Rev. C
2023-077-004 Rev. A
2023-077-005 Rev. A
2023-077-006
2023-077-022 Rev. C

Documents:

Appendix A - Photo Schedule
Roof Repairs
Roof Repairs Elevation 1:1
Roof Repairs Elevation 2:2
Roof Repairs Part From Elevation 4:4 and 5:5
Roof Repairs 6:6 Front Side
Roof Slates Repairs Elevation 8:8
Roof Condition Report - PR-10977 dated 28/07/2025
Schedule of repairs replacement per elevation
Heritage Statement Rev.1
Design Statement Rev. 1

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

- 3 No installation of new external materials shall take place on site until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. When applying to discharge this condition, samples will be made available for viewing on site.

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

- 4 Prior to the commencement of any works on site, all interior and exterior surfaces of the Listed Building which may be affected by the works are to be photographed and copies included in a report which should be submitted to and approved in writing the Local Planning Authority.

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

- 5 No works for cutting, removal or other alteration of the timbers forming the structural frame of the building(s) shall be carried out on the site until details of the proposed repair works, including drawings which demonstrate the location extent and type of repair proposed to the timber frame have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

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

- 6 Notwithstanding the details contained within the approved plans 2023-077-006 no works for the installation of new materials on the roof shall be carried out on the site until details of the proposed insulation and roof build-up including information on their effect on the moisture regulation of the roof have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

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

- 7 The removal of the existing roof tiles shall be carried out by hand [or by tools held in the hand other than power-driven tools] and the materials stored for re-use, prioritising the principle elevations first.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 8 Any works to remove mortar or repoint the existing brickwork shall be carried out by hand or by tools held in the hand other than power-driven tools and no angle grinding of mortar joints, brickwork on the existing building shall take place on site.

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

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.