

Application Number:	HGY/2026/0777
Application Type:	Full planning permission
Address:	28 Shobden Road, Tottenham, London, N17 7PG
Proposal:	Installation of four roof-mounted photovoltaic (PV) solar panels.
Case Officer:	Ben Coffie
Valid Date:	19/03/2026
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Applicant:	Retrofit Assessor Hatice Celik
Agent:	Retrofit Assessor Hatice Celik

RECOMMENDATION

Approve with Conditions

1. Site Description

The application site relates to a 2-storey terraced dwelling located on the east side of Shobden Road.

The site is located in Tower Gardens Conservation Area however the dwelling is not a listed building.

2. Details of Proposal

This is an application for the installation of 4 solar panels on the rear roof slope of the dwelling.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

N/A

4. Internal & Statutory Consultation

The following were consulted regarding the application:

N/A

5. Local Representations

No responses

6. Analysis/Assessment of the Application

The main planning considerations raised by the proposed development are:

1. Energy Efficiency and the benefits of installation of solar panels;
2. Design, visual amenity and impact on the character and appearance of the area [CA]

Energy Efficiency and the benefits of the solar panels

Policy DM21 of the Development Management, Development Plan Document 2017 supports appropriate measures to sustainably retrofit existing homes, recognising the opportunity to improve the environmental performance of existing buildings.

This policy sees to encourage proposals for minor and householder development to incorporate energy efficient measures, including installation of solar panels, providing any such treatment is sympathetic to the character and historic significance of the existing building and surrounding area and, where having regard to other Local Plan policies (DM1 Delivering High Quality Design and DM9 Management of the Historic Environment).

The proposal seeks to install No.4 solar panels, alongside associated equipment which will improve the quality of the building, reduce bills costs, and help residents use greener energy. The works will also reduce health inequality and health outcomes for residents as a result of the improved internal environment and resultant reductions in CO2 emissions, delivering wider environmental benefits.

Design, visual amenity and impact on the character and appearance of the conservation area

This application proposes the installation of No.4 solar panels across the rear elevation of the terrace house. These panels will not visible from the front elevation and as such would not have any visual impacts on the front character.

The overall appearance of the houses would therefore remain very similar to the existing appearance,.

The panels are considered to be a subordinate addition and would not harm the character and appearance of the host building and street scene. Therefore, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

6. CIL Applicable

N/A

7. Summary and Conclusion

The proposed works comply with Development Management Policies DM1, DM9, DM21, as well as Strategic Policies SP11 and SP12, and London Plan Policy D6 alongside all relevant polices of the NPPF ands should be approved.

The proposed works would significantly enhance the sustainability and energy efficiency of these houses. This is strongly welcomed and will help to address climate change. The changes to the appearance of the houses, subject to control over materials, are very limited.

8. 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 plans list: Roof Plan - 00853-DNO-00-100-002, Proposed Elevation - 00853-DNO-00-200-002.

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

- 3 The photovoltaic panels hereby approved, together with all associated components including the protective glass, encapsulant layers, rear backsheet, frames, flashings and junction box, shall be finished in a dark, non-reflective colour. The edges of the grouped panels shall also be enclosed in flashing finished in a matching dark tone to ensure a recessive appearance within the roofscape.

Reason To ensure the panels integrate visually with the flat roof and preserve the character and appearance of the Conservation Area, in accordance with DPD Policy DM9 and London Plan Policy HC1.

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: 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.