



Officer Report

Application Number:	HGY/2026/0778
Application Type:	Full planning permission
Address:	2 De Quincey Road, Tottenham, London, N17 7DL
Proposal:	Retrospective application for the installation of an external air source heat pump unit and roof-mounted photovoltaic (PV) solar panels
Case Officer:	Sabelle Adjagboni
Valid Date:	10/04/2026
Applicant:	Retrofit Assessor Hatice Celik
Agent:	Retrofit Assessor Hatice Celik

RECOMMENDATION

Refuse

1. REPRESENTATION

No representations were received in response to notification and publicity of the application.

2. CONSULTATION RESPONSE

The responses following the consultation on the application are as follows:

LBH Conservation Comments:

- 2 De Quincy Road is located within the Tower Gardens Conservation Area, a nationally significant early 20th-century London County Council (LCC) garden suburb estate recognised for its pioneering social housing, garden suburb principles, Arts and Crafts influences, high-quality materials, and craftsmanship.
- The property forms part of the 1915 phase of the estate (De Quincey Road, Morteyne Road and northern Awlfield Avenue), characterised by red brick neo-Georgian/Regency architecture.
- The application site occupies a prominent corner position facing the entrance to the park and forms part of an important planned townscape composition, including screen walls, symmetrical corner buildings, and a distinctive roofscape.
- Although the property has unsympathetic replacement windows, it otherwise remains largely intact and makes a positive contribution to the significance of the Conservation Area.
- An Article 4 Direction was introduced in 2019 to protect the estate's original architectural features, materials, windows, and roofscape from incremental changes.

- The Conservation Area Management Plan explicitly states that solar panels and other microgeneration equipment should not be installed on roof slopes or facades visible from the street.
- The application is retrospective.
- The submitted solar energy system proposal does not correspond with the proposed drawings and elevations in terms of the location and number of solar panels.
- No Heritage Statement has been submitted, contrary to paragraph 207 of the NPPF and Policy DM9(b).
- The proposed air source heat pump (ASHP) is located discreetly within the rear garden and is considered acceptable, subject to appropriate screening secured by condition.
- The principal concern relates to the solar panels proposed on the south-facing roof slope.
- The roof slope is highly visible and forms part of a carefully designed entrance to the park and surrounding garden suburb streetscape.
- The proposed solar panels are considered visually intrusive and incongruous, with their black reflective appearance contrasting sharply with the traditional red tiled roof.
- The panels would disrupt the symmetry of the corner buildings, detract from the historic roofscape, and undermine the architectural composition of this important townscape group.
- The proposal would result in less than substantial harm to the significance of the Tower Gardens Conservation Area through erosion of the building's design, material quality, and contribution to the area's distinctive character.
- As the Conservation Area is a designated heritage asset, great weight must be given to its conservation, and any harm requires clear and convincing justification.
- The proposal should be assessed against Policy DM9 and paragraphs 207, 208, 212, 213 and 215 of the NPPF.
- Conservation officers do not support the application due to the identified heritage harm caused by the solar panels.

3. PLANNING ASSESSMENT

The application site relates to end-of-terrace dwelling located on the southern corner of De Quincey Road, at its junction with Risley Avenue. The site lies within the Tower Gardens Conservation Area but is not a listed building.

The planning history of the site is as follows:

HGY/2024/0623

Address: 2 De Quincey Road, Tottenham, London, N17 7DL

Proposal: The installation of 125mm deep External Wall Insulation (EWI) enhancing both tenant comfort and thermal efficiency in line with Building Regulations Approved Document L, as well as protecting and improving the general condition of the building's fabric (amended description)

Decision Date: 4 June 2024

Decision: Refuse

The proposed development has already been carried out, and the application is therefore retrospective in nature. The unauthorised works are currently the subject of an enforcement investigation under reference ENF/2026/0183.

Air Source Heat Pump (ASHP)

The proposal includes the installation of an air source heat pump (ASHP) within the rear garden. As a low-carbon heating technology, the ASHP would contribute towards reducing carbon emissions and supporting the Council's climate change objectives, in accordance with Policies SP4 and DM21.

The unit would be located in a discreet position within the rear garden and would be largely screened from public views by existing boundary treatments and vegetation. Given its modest size and siting, the proposal would not result in visual harm to the character or appearance of the host dwelling or the wider conservation area.

Noise information submitted with the application demonstrates that the unit would generate noise levels below the 42dB threshold set out in the MCS Planning Standards. Given the separation distances to neighbouring properties and nearby habitable room windows, the proposal would not result in unacceptable noise impacts or harm to residential amenity. A condition could reasonably be imposed to ensure the unit continues to operate within the submitted noise specifications.

Accordingly, the proposed ASHP would not adversely affect the character of the area or the amenity of neighbouring occupiers and is considered in line with Policies DM1, DM21 and DM23 of the Development Management DPD (2017) and Policies SP4 and SP11 of the Haringey Local Plan (2017).

Solar panels

The proposal includes the installation of five solar panels on the southern roof slope facing Risley Avenue. Whilst the provision of renewable energy infrastructure is supported in principle and aligns with the objectives of Policies SP4 and DM21 in reducing carbon emissions and improving energy efficiency, such measures must be carefully balanced against the statutory duty to preserve or enhance the character and appearance of conservation areas.

The application site occupies a prominent corner position within the Tower Gardens Conservation Area and forms part of a cohesive group of early twentieth-century dwellings which contribute positively to the significance of the conservation area. The estate is characterised by its consistent architectural detailing, traditional materials and largely unaltered roofscape, all of which form an important component of its special architectural and historic interest.

The site is located within an Article 4 Direction Area introduced to protect the original architectural detailing and roofscape of the estate from incremental alterations. The Tower Gardens Conservation Area Management Plan specifically states that solar panels and other microgeneration equipment should not be installed on roof slopes visible from the street.

The proposed solar panels would be positioned on a prominent street-facing roof slope and would be readily visible from the public realm. By virtue of their location, appearance and visual contrast with the traditional red tiled roof covering, the panels would appear as incongruous additions that would detract from the established roofscape character of the host dwelling and the wider conservation area. The proposal would therefore fail to preserve the character and appearance of the Tower Gardens Conservation Area.

The proposal would result in less than substantial harm to the significance of the Tower Gardens Conservation Area, a designated heritage asset. Paragraphs 207 and 208 of the NPPF require great weight to be given to the conservation of designated heritage assets. In accordance with paragraph 215 of the NPPF, where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal. In this instance, the public benefits arising from renewable energy generation and reduced carbon emissions are acknowledged. However, these benefits are not considered sufficient to outweigh the identified heritage harm, having regard to the prominent location of the panels, the contribution of the roofscape to the significance of the conservation area, and the specific protections afforded through the Article 4 Direction and the Conservation Area Management Plan.

As such, the proposed solar panels are contrary to Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of the Haringey Development Management DPD (2017), as well as the guidance contained within the Tower Gardens Conservation Area Management Plan and the relevant provisions of the NPPF.

4. CONCLUSION

Whilst the proposed air source heat pump is considered acceptable in planning terms and would support the Council's climate change objectives without causing harm to visual or residential amenity, the proposed solar panels would result in less than substantial harm to the significance of the Tower Gardens Conservation Area. The public benefits arising from renewable energy generation are not considered sufficient to outweigh this harm.

The reasons for refusal relate solely to the proposed solar panels. Accordingly, the application is recommended for refusal.

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

REFUSE PERMISSION

Refusal Reasons:

The proposed solar panels, by reason of their scale, design, appearance, and prominent corner location within the streetscene, would constitute an incongruous addition that would detract from the character and appearance of the host dwelling, undermining the special character of Tower Gardens Conservation Area, thus failing to preserve the character and appearance of the conservation area, contrary to Policies SP11 of the Haringey Local Plan (2017), Policies DM1 and DM9 of the Haringey Development Management DPD (2017), the Tower Gardens Conservation Area Management Plan, and paragraphs 207, 208 and 215 of the National Planning Policy Framework.