



Officer Report

Application Number:	HGY/2026/0796
Application Type:	Full planning permission
Address:	Earlsmead Primary School, Broad Lane, Tottenham, London, N15 4PW
Proposal:	Window replacement with like-for-like materials, Flat roof replacement with insulation, Replacement of polycarbonate roof lantern, Replacement of polycarbonate roofs to external walkways, Localised repairs to pitched slate 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:	Mr Shane Dalton

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 four buildings of across a range of ages from the late 1800's to a modern modular type of structure.

The site does not relate to any listed building however is located within the Tottenham High Road/Page Green Conservation Area.

2. THE PROPOSAL

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

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2006/2448 | Deemed – regulation 3 | Works to school to include erection of single storey children's centre and erection of extension to existing nursery. Provision of covered walkway in conjunction with new children's centre and other ancillary works.

Approve w/ conditions

HGY/2007/0689 | Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2006/2448.

Approve w/ conditions

HGY/2010/1288 | Lawful development certificate | Internal alterations, creation of new front door and disabled access ramp, replacement of existing tarmac with new tarmac paving and brick steps, and relocation of existing bicycle shelter including associated landscaping

Permitted development

HGY/2012/1089 | Replacement of existing central window/ door set with new double glazed timber windows / door

Approve w/ conditions

PRE/2025/0346 | 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 lantern. Replacement of polycarbonate roofs to external walkways. 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 proposed works relate to a comprehensive assessment of the condition of the school buildings, and on a careful consideration of its contribution to the townscape and character of the Conservation Area. 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 will have a very negligible impact on the historic character of the original School buildings and will cause no harm to the heritage significance of the Page Green/ Seven Sisters Conservation Area, provided the repair and replacement works are carefully designed and executed.

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 to two of the four blocks on site, shown on plans as being labelled A – D.

Block A – the school main building, which was built in 1897, and is situated centrally to the site and is predominately a 2-story Victorian main building having a pitched roof structure with a further pitched roof over the school hall. The Early Years centre to the rear also has 2 floor levels. The gross floor area of the school is circa 2,750m².

Block B – is a modern 2-storey building, concrete frame construction building circa 2000. Roofs are a butterfly pitched construction from steel with mineral felt covering. There is also a lower mono-pitched glazed roof to the roadside boundary allowing natural daylight to the ground floor corridor.

Block C – Nursery is a relatively new modular type of single storey construction; this building is not in the scope and is not part of this application.

Block D – Caretaker's accommodation was built around the same time as the original school main building. It is a pitched roof with natural slate tiled roof covering with uPVC rainwater goods. External walls are solid brickwork construction. It is now used for small group teaching and support.

The main elements proposed with this application consist of:

- Window replacement with like-for-like materials
- Flat roof replacement with insulation,
- Replacement of polycarbonate roof lantern,
- Replacement of polycarbonate roofs to external walkways,
- Localised repairs to pitched slate roofs,
- External repairs to brickwork, stonework, defective pointing
- 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, B, and D require repair or replacement.

The works proposed were subject to pre-application advice under reference PRE/2025/0346, 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 and B and show where replacements will take place. The existing windows to Block A are largely timber, with windows to Block B being aluminium framed units. The proposal will seek to replace timber units with double glazed timber sashes, with updated aluminium units to Block B.

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 included with Block B would have the same appearance as the existing and would be to a newer building within the site. Similarly to the timber units to Block A, the units to Block B would follow the same arrangement as the existing and are considered to be acceptable.

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 4724-FBR-EP-RP-DR-A-208 shows a variety of areas across blocks A and B. 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.

Polycarbonate lantern replacements

The replacement polycarbonate elements would replace the existing elements in place to the roof of Block A, and to external walkways around the site with a like-for-like appearance. It is considered that these replacements would not adversely affect the appearance of the buildings on site, updating dirty and damaged lanterns and improving the water tightness of the roofs.

These additions are considered to be acceptable.

Repairs to slate roofs, brickwork, and stonework.

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.

Where possible, stonework on site including cills, copings, and corbel projections will be cleaned and repaired in line with conservation methods, without chemical strippers or high-pressure washing.

It is deemed that the repair works detailed in the condition survey and proposed plans would be acceptable.

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: 4724-FBR-EP-ZZ-DR-A-105-S4-P02-Ex Elevations Sh1, 4724-FBR-EP-ZZ-DR-A-206-S4-P02-Pro Elevations Sh2, 4724-FBR-EP-00-DR-A-101-S4-P01-Prop Site Plan, 4724-FBR-EP-ZZ-DR-A-207-S4-P02-Pro Elevations Sh3, 4724-FBR-EP-ZZ-DR-A-303-S4-P01-Win details Sh2, 4724-FBR-EP-01-DR-A-204-S4-P01-Prop First floor, 4724-FBR-EP-RF-DR-A-208-S4-P02-Pro Roof Plan, 4724-FBR-EP-00-DR-A-202-S4-P01-Pro Block A Plan, 4724-FBR-EP-00-DR-A-102-S4-P02-Ex Block A Plan, 4724-FBR-EP-ZZ-DR-A-301-S4-P01-Win types Sh2, 4724-FBR-EP-ZZ-DR-A-107-S4-P02-Ex Elevations Sh3, LocationPlan, 4724-FBR-EP-ZZ-DR-A-205-S4-P02-Pro Elevations Sh1, 4724-FBR-EP-ZZ-DR-A-300-S4-P01-Win types Sh1, 4724-FBR-EP-00-

DR-A-103-S4-P02-Ex Blocks BCD, 4724-FBR-EP-00-DR-A-203-S4-P01-Pro Blocks BCD, 4724-FBR-EP-00-DR-A-100-S4-P02-Site Plan, 4724-FBR-EP-RF-DR-A-108-S4-P02-Ex Roof Plan, 4724-FBR-EP-01-DR-A-104-S4-P02-Ex First floor, 4724-FBR-EP-ZZ-DR-A-106-S4-P02-Ex Elevations Sh2, 4724-FBR-EP-ZZ-DR-A-302-S4-P01-Win details Sh1, 4724-FBR-EP-ZZ-DR-A-304-S4-P01-Win details Sh3

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

- 3 Prior to the commencement of the development (except for demolition works) the following details shall be submitted to, and approved in writing by the Local Planning Authority.

- a) Comparative detail drawings to scale 1:10 of existing and proposed typical replacement windows and doors for each elevation,
- b) Specification related to windows and doors;
- c) Specification and material samples of replacement downpipes and hoppers;
- d) Detail drawings at a scale of 1:20 and material specifications related to flat roof replacement and insulation works;
- e) Comparative plan/ section/ elevation drawings of existing and replacement polycarbonate roof lantern;
- f) Comparative plan/ section/ elevation drawings of existing and replacement polycarbonate roofs to external walkways; and
- g) Specification and material samples of replacement tiles and bricks.

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: 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.