

Officer Report

Application Number:	HGY/2026/1067
Application Type:	Householder planning permission
Address:	20 Farrant Avenue, Wood Green, London, N22 6PB
Proposal:	Replacement of existing roof tiles with matching slate tiles
Case Officer:	Eunice Huang
Valid Date:	15/04/2026
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Applicant:	Christopher Barlow
Agent:	Mr Xii Don Lim

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terrace dwellinghouse on the southern side of Farrant Avenue. The site is located within Noel Park Conservation Area. There is an Article 4 Direction on the area because it is sensitive to small scale changes which affect the detailing and material quality of the original buildings.

2. THE PROPOSAL

The proposed is for the replacement of existing roof tiles with matching slate tiles.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no recent planning history of the site relevant to this application.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation: 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. Best practice is to reuse salvageable slates, prioritising the principal (front elevation) roof slope first, then replacing with matching slate. Further clarification is required on whether the slates will be salvaged and reused, and the specification of the roof tiles.

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

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.

It is proposed to replace the existing slate roof tiles with new tiles at the dwelling. No works are proposed to the clay tiled roof on the front projection of the dwelling. The existing slate roof is in need of repairs, and according to the Heritage Statement, shows signs of nail sickness, delamination and water ingress.

Where existing slate tiles can be salvaged, these will be reused. New tiles, were required, will be Passaro SS55S Natural Slate roof tiles, which have been selected to match the existing tiles. A condition will be attached to require the existing slate tiles to be salvaged and reused where possible, with their removal to be carried out by hand, and prioritised for use on the principal elevation.

It appears that several properties along the terrace in Farrant Avenue have undergone slate tile replacement in recent years. The replacement of the roof tiles would maintain the building's appearance within the public realm.

The replacement of the roof tiles would allow for the preservation of the heritage asset and its ongoing use by securing its weather tightness and preventing further decay to the internal fabric and roof.

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 is considered acceptable in respect of its character, appearance and impact on the Noel Park Conservation Area. 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. CIL APPLICABLE

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

8. RECOMMENDATION

The application is recommended for approval subject to 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: Location Plan, SP0101, A0101 Revision 1, A0102 Revision 1, A0103 Revision 2, A0104 Revision 2.

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

- 3 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]. Slate tiles in a suitable condition shall be stored for re-use, prioritising the principal elevation.

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.

- 4 Materials used for the replacement roof tiles shall be Passaro SS55S Natural Slate Roof Tiles, as specified on the approved drawings, unless agreed in writing by the Local

Planning Authority.

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.

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.

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.