

Planning and Heritage Statement

Flat 10, 135 Alexandra Park Road (The Chantry), N22 7UL

1. Introduction

This statement supports an application by the owner/occupier of **Flat 10, The Chantry, 135 Alexandra Park Road, N22 7UL**, seeking permission and/or listed building consent for the installation of **two new low-profile metal-framed skylights** in part of the roof exclusively owned by the applicant. The proposed works also include minor internal works beneath the skylights, entirely within the applicant's property, which do not affect any known historic features or visible external fabric other than the skylights themselves. The purpose of the intervention is to improve natural light levels in the flat's interior.



2. Site & Context

- **Location:** The Chantry is the converted United Reformed Church, a Grade II listed building on Alexandra Park Road, N22.
- **Heritage status:** The building is protected under its statutory listing (List Entry Number 1358840). Works to any part of this building, inside or out, and anything within its curtilage, are subject to control under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- **Conservation Area:** There is **no Conservation Area** designation covering this site.
- **Visibility:** The portions of roof slopes involved (northern slope, eastern slope) are not visible from Alexandra Park Road or other public vantage points.
- **Existing precedent:** Other flats within the converted church already have skylights/rooflights. These likely were approved during the original conversion of the church into flats. Photographic evidence will further support this precedent. (see below)



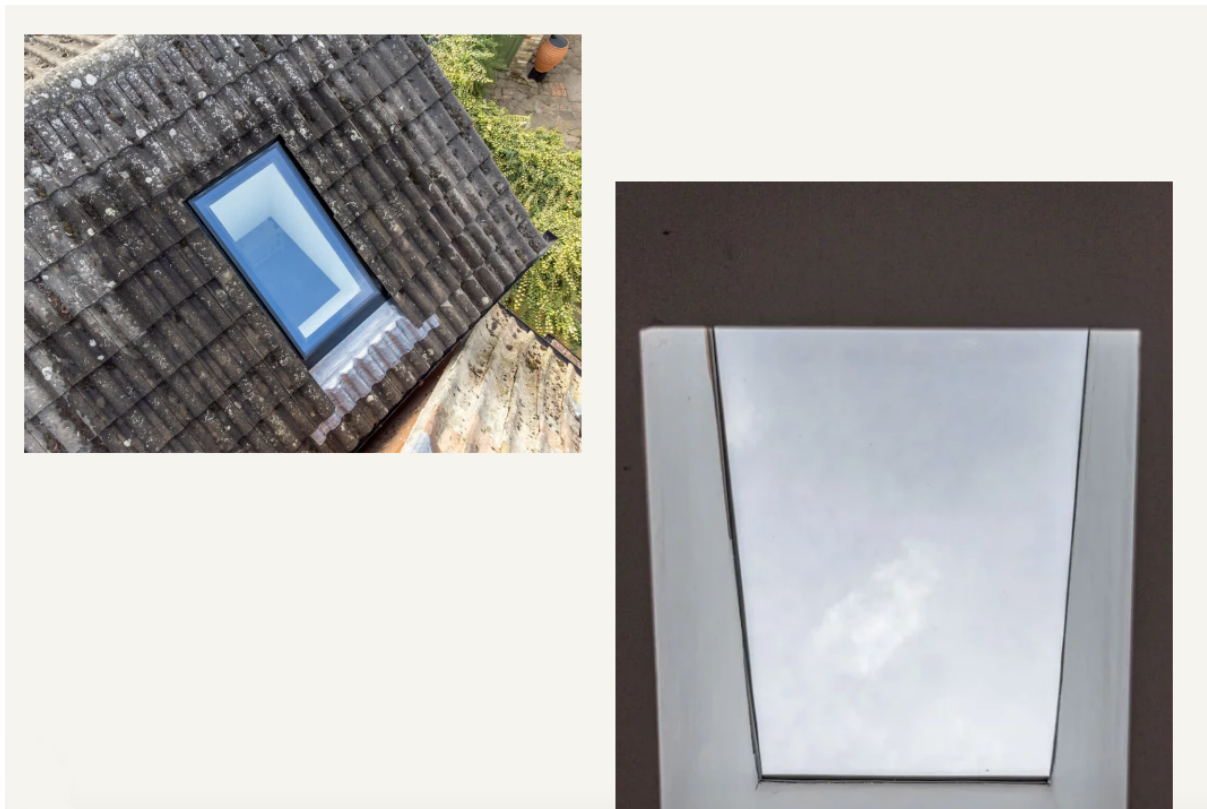
3. Significance of the Heritage Asset

- The United Reformed Church is listed Grade II for its architectural interest: a cruciform church in Art-and-Craft Gothic style (red brick with freestone dressings, green slate roof), with features such as the spire, porch, etc., contributing to its character.
- Although the roof forms an important part of the building's external envelope, the portions proposed for skylights are:
 1. on roof planes not publicly visible
 2. not part of principal architectural ornamentation (they lie where there are no identified decorative or listed historic features)
 3. the proposal seeks minimal intrusion to the character and special interest of the asset.



4. Proposal

- **Works:** Installation of two low-profile, metal framed skylights, one on the northern roof slope and one on the eastern roof slope, wholly within areas under the exclusive ownership of the applicant.
- **Roof alterations:** No alteration of roof slope; the roof form, ridges, eaves, and other external proportions will remain unchanged.
- **Materials & design:** Skylights will be designed to be as discreet as possible — flush with the plane of the roof, with minimal upstand, using metal framing sympathetic in colour and form.
- **Internal works:** Minor internal adjustments immediately below the skylights (e.g. ceiling lining, some minor structural framing if required), confined to non-listed fabric; no removal or alteration of identified historic or decorative features.



Example of rooflights which are similar to the proposed ones

5. Policy & Legislative Framework

- **Listed Building Legislation:** Under the Planning (Listed Buildings and Conservation Areas) Act 1990, any alteration to a listed building or its curtilage that affects its special architectural or historic interest requires listed building consent.
- **Historic England guidance & NPPF:** The National Planning Policy Framework requires that when considering the impact of a proposal on a heritage asset, local planning authorities should give great weight to its conservation.
- **Local policy (Haringey):**
 - “Doing work to a listed building” policy requires that any alteration affecting character or appearance must be carefully designed to preserve or enhance heritage interest.
 - Policy around design and conservation in the Local Plan also emphasises that works should be proportionate, avoid unnecessary harm, and respect setting.

6. Assessment of Impact

- **Visual impact:**
 - Since the skylights are low-profile and on roof slopes not visible from public vantage points, their visual impact is minimal.
 - The alteration will not change roofline, height, ridge, or the external appearance as viewed from the public realm.

- **Historic fabric / features:**
 - No removal or alteration of any historic or decorative fabric.
 - Internal works will be confined to the flat's ceilings/lining beneath the roof, in non-ornate areas.
- **Precedents:**
 - The presence of skylights on other flats within the same building shows that such interventions have been accepted historically in this building.
 - These precedents support the argument that similarly discreet rooflight insertions are consistent with past practice.
- **Balance of public benefit vs harm:**
 - The proposal offers **private benefit** (improved natural light, improved living conditions) without harm to public heritage interest.
 - Any (if any) harm is less than substantial, and in this case would be very minor to negligible.

7. Justification

On the basis of the above, the proposed skylights are justified because:

- They do not alter principal historic features, nor degrade the external appearance of the building in public views.
- The scale, material, location and design have been chosen to avoid harm to the listed building's character.
- The improved internal lighting will enhance living quality, which is a reasonable consideration in residential flat conversions.

8. Conclusion

The proposed two low-profile skylights (northern and eastern roof slopes) together with associated minor internal works:

- Cause negligible or no harm to the special architectural and historic interest of the listed building;
- Maintain the character and external appearance of the building;
- Respect policy requirements (both national and local);
- Are consistent with past practice in the building.

Therefore, the works are in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, relevant paragraphs of the NPPF, and Haringey's Local Plan design and conservation policies.

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