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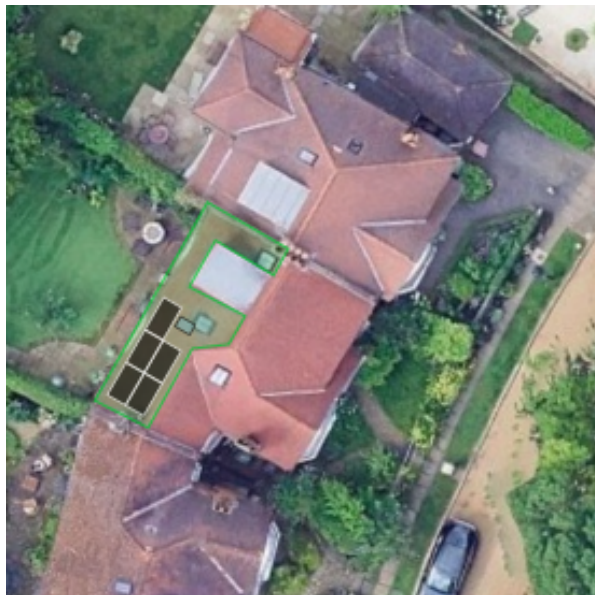
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# Heritage, Planning, Design and Access Statement

3 Rookfield Avenue, London N10 3TS

Client Ref: 2702LP  
Agent: **Detailed Planning Ltd**  
Date: 06/07/2026



## 1. Introduction

This Heritage, Planning and Design Statement has been prepared in support of a planning application for the installation of photovoltaic (PV) panels on the rear pitched roof slope of 3 Rookfield Avenue, London N10 3TS.

The proposal seeks to introduce a small-scale renewable energy installation comprising five photovoltaic panels positioned on the rear roof slope of the existing dwelling. The installation is intended to provide renewable electricity generation for the property, reducing reliance on energy from the national grid and contributing towards wider objectives relating to climate change mitigation and sustainable development.

The property is located within the Rookfield Conservation Area, and therefore consideration has been given to the potential impact of the proposal upon the character and appearance of the conservation area. This statement assesses the heritage significance of the surrounding area, the design approach adopted, and the benefits arising from the proposed renewable energy improvements.

The proposal has been carefully designed to minimise visual impact while allowing the property to contribute towards the transition to low-carbon energy solutions.

## 2. Site Description and Surrounding Context

3 Rookfield Avenue is a residential property located within the London Borough of Haringey. The surrounding area is predominantly residential in character, comprising a mixture of traditional residential properties which contribute towards the established suburban townscape.

The property forms part of the wider Rookfield Conservation Area, which has been designated due to its special architectural and historic interest. The conservation area is characterised by its residential streetscape, established building forms, consistent roof profiles, landscaped settings and the contribution of individual properties towards the overall character of the area.

The existing dwelling contributes positively to the surrounding townscape through its scale, form and relationship with neighbouring properties. The proposal does not seek to alter the principal architectural form of the building, extend the property, or remove any historic features. The works are limited to the installation of renewable energy equipment on the rear roof slope.

The rear roof slope has been selected as the most appropriate location for the PV panels as it limits visibility from the public realm and avoids any alteration to the principal front elevation of the property.

### **3. Description of Proposed Development**

The proposal comprises the installation of five photovoltaic panels on the rear pitched roof slope of the dwelling.

The panels will be positioned to follow the existing roof pitch and will be installed in a manner that minimises projection above the roof covering. The arrangement has been designed to provide an orderly and proportionate appearance, while avoiding unnecessary visual disruption.

No changes are proposed to the building footprint, roof form, external walls or architectural detailing of the property.

#### 4. Planning Policy Context

The proposal has been assessed against relevant national and local planning policy considerations, including policies relating to:

- sustainable development;
- renewable energy generation;
- climate change mitigation;
- conservation areas and heritage assets;
- protecting the character and appearance of historic environments.

The National Planning Policy Framework (NPPF) places significant emphasis on addressing climate change and supporting renewable energy development. Planning policies encourage the transition towards a low-carbon future and recognise the importance of renewable energy technologies where they can be appropriately integrated into the built environment.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to preserving or enhancing the character or appearance of conservation areas.

In assessing proposals within conservation areas, planning guidance recognises that sustainable improvements can be supported where they are sensitively designed and do not result in harm to the significance of heritage assets.

The proposal has therefore been designed to balance the environmental benefits of renewable energy generation with the requirement to protect the character of the Rookfield Conservation Area.

## 5. Heritage Assessment

### Significance of the Rookfield Conservation Area

The significance of the Rookfield Conservation Area derives from its established residential character, architectural qualities, historic layout and the contribution made by individual buildings and landscaped areas.

The importance of the conservation area is primarily experienced through the collective appearance of the streets, buildings, spaces and views available from the public realm.

The proposed works are located on the rear roof slope of the property and will have limited visibility from surrounding public viewpoints. The principal elevation, streetscape appearance and key architectural characteristics of the dwelling will remain unchanged.

### Impact upon Heritage Significance

The installation of PV panels has been designed to minimise any potential impact upon the significance of the conservation area.

The proposal:

- does not alter the building's original footprint or scale;
- does not affect the front elevation or principal architectural features;
- does not result in the loss of historic fabric;
- is positioned on a discreet rear roof slope;
- follows the existing roof form and pitch;
- represents a reversible addition to the building.

Due to the location and limited visual prominence of the installation, the proposal will preserve the character and appearance of the conservation area.

The panels will not compete with or detract from the architectural character of surrounding buildings. Instead, they represent a sensitive adaptation of an existing residential property to meet modern sustainability requirements.

## 6. Design Assessment

The design approach has been informed by the need to minimise visual impact while maximising the environmental benefits of the installation.

The rear roof slope provides the most suitable location for the panels as it reduces visibility from the public realm and avoids changes to the front-facing appearance of the dwelling.

The proposed arrangement is considered appropriate because:

- the panels are positioned in a simple and uniform layout;
- the installation follows the existing roof geometry;
- the works are limited in scale;
- no additional structures are required;
- the proposal retains the original architectural character of the property.

The installation represents a minor intervention which can be removed in the future without significant alteration to the building.

## 7. Sustainability Benefits

The proposal provides clear environmental benefits by introducing renewable energy generation within an existing residential property.

The proposed PV system is expected to:

- generate approximately 1,333kWh of renewable electricity per year;
- reduce dependence on fossil fuel-based electricity generation;
- contribute towards reducing household carbon emissions;
- improve the energy efficiency of the property.

The inclusion of battery storage further supports efficient use of generated energy by allowing electricity produced during periods of sunlight to be stored and used when required.

The development therefore supports national and local objectives relating to carbon reduction, renewable energy adoption and sustainable development.

## 8. Planning Balance

The proposal represents an appropriate form of sustainable development which provides environmental benefits while preserving the character and appearance of the Rookfield Conservation Area.

Although the property is located within a conservation area, the proposed works are modest in scale and have been carefully positioned to minimise any impact upon heritage significance.

The limited visibility of the panels, combined with their reversible nature and the significant sustainability benefits they provide, means that the proposal would not result in harm to the conservation area.

The development achieves an appropriate balance between protecting heritage assets and enabling necessary improvements to residential properties in response to climate change.

## **9. Previously Approved Applications**

Reference has also been made to a recently approved planning application within the surrounding area, demonstrating the acceptability of sensitively designed renewable energy improvements within the local heritage context.

Application reference HGY/2025/2976 relates to 56 Etheldene Avenue, Hornsey, London N10 3QB, a property also located within the Rookfield Conservation Area. The application was approved in February 2026 and supports the principle that appropriately designed alterations can preserve the character and appearance of the conservation area while accommodating modern sustainability measures.

## **10. Conclusion**

The proposed installation of photovoltaic panels at 3 Rookfield Avenue, London N10 3TS represents a sensitively designed renewable energy improvement that responds positively to current sustainability objectives.

The proposal has been carefully located on the rear pitched roof slope to minimise visual impact and preserve the existing architectural character of the property and the wider Rookfield Conservation Area.

The works are minor, reversible and do not affect the principal elevation, historic features or established streetscape character.

The environmental benefits associated with renewable electricity generation and reduced carbon emissions provide a clear public benefit, while the careful design approach ensures that the significance of the conservation area is preserved.

Accordingly, the proposal complies with relevant planning policy objectives and represents an appropriate and sympathetic addition to the existing dwelling.

Kind Regards,

Daniel Cieslak BSc (Hons)

***Architectural Technologist***