

Officer Report

Application Number:	HGY/2026/1662
Application Type:	Householder planning permission
Address:	33 Siward Road, Tottenham, London, N17 7PJ
Proposal:	Installation of roof-mounted photovoltaic (PV) solar panels (Retrospective)
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	25/06/2026
Applicant:	Lin Graham
Agent:	Hatice Celik

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is retrospective planning application for the installation of roof mounted photovoltaic (PV) solar panels on the front and rear roof slopes.

Site and Surroundings

The application site relates to two-storey mid-terrace property situated on the northern side of Siward Road, close to the junction with Risley Avenue. Surrounding area is wholly residential in character. The conservation area is characterised by predominantly two-storey terraced dwellings, laid out in an estate pattern with well detailed elevations, where the regularity in building materials, design and scale of properties, and their overall layout and form, combine to give a strong urban character

The application site is situated within an area designated as the Tower Gardens Conservation Area. In this Conservation Area, there is an article (4) direction in force, which removes all permitted development rights to roof/front alterations.

During site inspection, it was apparent that the works have been carried out already.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

There is no planning history in relation to the site.

2. Consultation response

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer comments: Objects on the following ground:

- 33 Siward 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.
- 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 principal concern relates to the solar panels proposed on the south-facing roof slope.
- 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 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.
- Conservation officers do not support the application due to the identified heritage harm caused by the solar panels.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 14 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0
Objecting:0
Supporting:0

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the conservation area;

Impact on the character and appearance of the conservation area

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.

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposal seeks retrospective planning permission for the installation of solar panels on the roof slope facing Siward Road. 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 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 houses in Siward Road are similar to those in Shobden Road. Both sets of terraces have a brick ground floor, and a roughcast rendered first floor. The central pair of houses in each terrace has paired, projecting gables facing the street including the application site. Whilst the application site has suffered from poor quality replacement windows (which do not appear in the planning history) it is otherwise intact and is considered to positively contribute to the significance of the Conservation Area.

An Article 4 direction area was instated in 2019 as the area is sensitive to small scale changes which affect the detailing and material quality of the original buildings. The Article 4 Direction Area is designed to help ensure that the original detailing on the Estate in this area is preserved including original windows, materials and unaltered roofscapes. This includes the restrictions of PD rights for the installation of PVs on roof slopes. The Conservation Area Management Plan, paragraph 3.5.9 explicitly states: "It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street."

The main concern are the solar panels, located on the front elevation of the building. The sites roof form is sensitive to change, even more so than the adjoining properties as its gabled form gives the roof line additional prominence in the street scene. The building forms the corner of a set piece of townscape, the symmetry of the centre buildings of the terrace is an important part of this design. The solar panels are an alien and incongruous addition to the roofscape, prominently located. As a prominent and incongruous addition, it detracts from the roofscape and original design of the building and the symmetry of this piece of townscape.

Accordingly, the solar panels are considered to cause less than substantial harm to the significance of the Tower Gardens Conservation Area by eroding the buildings design and material quality and its contribution to the distinctive, high-quality urban design of the estate. As the Tower Gardens Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification.

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.

To allow this installation in this location, particularly to the front elevation would set a precedence that may lead to further roof installation/ extensions in the conservation area that would destroy the special character that is this designation is attempting to preserve.

As such, the 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.

The solar panels alter the visual coherence and continuity of the overall roof form which fails to neither preserve nor enhance the character and appearance of the Tower Gardens Conservation Area.

Conclusion

The proposal is considered not acceptable the solar panels 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

5. CIL APPLICABLE

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

6. RECOMMENDATION

REFUSE PERMISSION for the following reason:

The existing solar panels, by reason of their scale, design, appearance, and prominent location within the streetscene, constitute an incongruous addition that detracts 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.

Refusal Reasons:

The existing solar panels, by reason of their scale, design, appearance, and prominent location within the streetscene, constitute an incongruous addition that detracts 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.