



Officer Report

Application Number:	HGY/2026/2118
Application Type:	Householder planning permission
Address:	10 Roseberry Gardens, Tottenham, London, N4 1JJ
Proposal:	Replacement of the existing flat roof with a turret roof to the upper-floor front bay window.
Case Officer:	Ciara Ward
Valid Date:	24/07/2026
Applicant:	Mr Naveed & Safikahmed Kazi
Agent:	Mr Zaeem Chaudhary

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terrace dwellinghouse located on the southern side of Roseberry Gardens. The property's original turret roof has previously been removed and replaced with a flat roof. The site does not fall within a Conservation Area.

2. THE PROPOSAL

This application seeks planning permission for the installation of a turret roof to replace the existing flat roof above the two-storey bay window on the front elevation.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2026/1959 – Erection of single-storey side and rear extension, formation of dormer window and insertion of 3 rooflights to the front roofslope - *Application in progress*.

4. CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & Appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD seek to enhance the built environment through high-quality design that respects local context and the positive characteristics of the area. Policy DM1 requires development to relate positively to its locality in terms of height, form, scale, massing, building lines, architectural detailing and style.

DPD Policy DM12 (*Housing Design and Quality*) states that extensions and alterations to residential buildings, including roof alterations, should be of a high-quality, site-specific and sensitive design and should respect and complement the form, setting, period and architectural

characteristics of the original building. High-quality matching or complementary materials should also be used where appropriate.

The proposal seeks to reinstate a turret roof above the two-storey front bay window, replacing the existing flat roof. It is evident from the surrounding terrace and wider streetscene that turret roofs form a recurring architectural feature and make a positive contribution to the character and appearance of Roseberry Gardens. A number of neighbouring properties have retained their original turret roofs, which create a distinctive and consistent roofscape along the terrace.

The removal of the original turret has diminished the architectural completeness of the host property and interrupted the rhythm of the terrace. The proposed reinstatement would therefore restore an important original feature of the building and would better reflect the historic design and proportions of the terrace. As such, the proposal would reinforce the prevailing roofscape character of the street and result in a visual enhancement to both the host property and the wider streetscene.

The proposal is therefore considered to comply with Policies DM1 and DM12 and is welcomed in design terms.

Impact on Neighbouring Amenity

London Plan Policy D6 states that development should not result in unacceptable impacts on the amenity of surrounding occupiers and should ensure appropriate levels of daylight, sunlight and privacy. DPD Policy DM1 (*Delivering High-Quality Design*) requires development proposals to provide a high standard of amenity for existing and future occupiers. In particular, proposals should provide appropriate levels of sunlight and daylight and avoid undue overlooking, loss of privacy or other harmful impacts.

Given the modest scale and nature of the proposed works, which largely involve the reinstatement of a previously existing roof feature, the proposal would not result in any material impact on neighbouring residential amenity.

6. CONCLUSION

The proposal would reinstate a characteristic architectural feature that reflects the established roofscape and historic character of the terrace, thereby enhancing the appearance of the host property and the wider streetscene. Furthermore, the development would not result in material harm to the residential amenity of neighbouring occupiers.

All other relevant policies and material considerations, including equalities impacts, have been taken into account. Planning permission should therefore 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.

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

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.