

Application Number:	HGY/2026/1812
Application Type:	Listed building consent (Alt/Ext)
Address:	Flat 10, 135 Alexandra Park Road, Wood Green, London, N22 7UL
Proposal:	Listed building consent (Alt/Ext) for the installation of 2no. rooflights.
Case Officer:	Oskar Gregersen
Valid Date:	26/06/202 6
Applicant:	Sonum Batra
Agent:	Halecyon Architecture & Design

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to The United Reformed Church, a GII listed former church built in the early C20. The cruciform plan church is designed in the Art-and-Craft Gothic style with red brick and freestone dressings and a green slate roof. The site has been divided as a series of leasehold residential units, of which many have had rooflights inserted into roof slopes.

2. THE PROPOSAL

The proposed is a Listed building consent for the insertion of 2no. rooflights into a roof slope to the rear boundary of the site. These rooflights would be of a conservation style and would not be visible from the public realm.

The proposal has been amended since the original consultation, with the comments from LBH Conservation taken into account, and images submitted of the existing internal finishes as well as the position of the north facing rooflight adjusted to be lower into the roof and centralised.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

PLANNING CASES (5)

1 - HGY/2002/0651

Proposal: Change of use of the former Church to residential, including demolition of single storey toilet block, to comprise 3 x 1 bed, 6 x 2 bed and 2 x 3 bed flats with alterations to fenestration and the erection of a new 4 bed house, provision of 4 car spaces and formation of new crossover.

Decision Date: 28 April 2003

Decision: Approve with Conditions

2 - HGY/2002/0652

Proposal: Listed Building Consent for the change of use of the former Church to residential, including demolition of single storey toilet block, to comprise 3 x 1 bed, 6 x 2 bed and 2 x 3 bed flats with alterations to fenestration and the erection of a new 4 bed house, provision of 4 car spaces and formation of new crossover.

Decision Date: 28 April 2003

Decision: Approve with Conditions

3 - HGY/2003/1180

Proposal: Listed Building Consent for the conversion of the church into 14 flats with alterations to elevations and demolition of toilet block.

Decision Date: 12 January 2004

Decision: Approve with Conditions

4 - HGY/2010/0957

Proposal: Construction of new church hall.

Decision Date: 21 July 2010

Decision: Approve with Conditions

5 - HGY/2012/1673

Proposal: Certificate of Lawfulness for use of Hall for educational purposes, including use as a day nursery within Use Class D1 of the Town Country and Planning (Use Classes) Order1987

Decision Date: 7 December 2012

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: Overall, acceptable, however the position of the north facing rooflight is likely to need to be adjusted, to avoid its awkward position, squeezed in at the very top of the roof slope. Elevations should be provided to fully assess this, as well as information on the interior, photos etc to confirm that it would only be modern finishes which are affected by the works.

Neighbour Consultation

No responses

5. MATERIAL PLANNING CONSIDERATIONS

1) Impact on the character and appearance of a listed building

This proposal comprises the installation of 2no. conservation style rooflights to a roof slope to the rear of the building. These windows would not be visible from the public realm and would sit flush with the existing roofing material, minimising their appearance.

The proposed rooflights would be positioned on a part of the building that appears to have been added in the mid-20th century, with the submitted heritage statement providing little information on the building or any consequential works. The rooflights would be inserted a hipped roof on slopes facing north and east, and would be of a conservation style, which is secured by way of a condition.

During consultation LBH Conservation officers noted that the proposal would likely be acceptable provided that there was some confirmation of the existing internal finishes of the flat below and that the north rooflight was repositioned such that it was not pushed as far into the ridge.

These requested changes were made to proposed plans, with the rooflight relocated. Additionally, the applicants have submitted images showing that the internal finishes to the flat below are not original but rather modern in nature.

Overall, the proposed works would retain the historic character of the Grade II Listed building, being sensitive to its original appearance and should be approved.

The proposal is deemed to comply with Ps.72(1) of the Act, London Plan Policy HC1 (2021), Policy DP12 of the adopted Local Plan, and Policy DM9 of the Development Management Plan (2017) and would preserve or enhance the character and appearance of North Tottenham conservation area. The proposal would be acceptable in heritage terms.

In terms of the works outlined above for the purposes of the listed building consent, the works will have no discernible impact, meaning that the character and appearance of the building will not be harmed and will be left preserved.

6. CONCLUSION

The proposed works are considered acceptable in terms of the special architectural and historical significance and setting of the site. This proposal therefore meets the requirements outlined in the relevant legislation and policies - the National Planning Policy Framework (2021), Policy HC1 of the London Plan (2021), Policy SP12 of the adopted Local Plan and Policy DM9 of the Development Management Plan (2017)

Listed Building Consent should be granted for the reasons set out above.

7. RECOMMENDATION

GRANT LISTED BUILDING CONSENT 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 01, 02, 03, 04, 05, 06, Location Plan

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

- 3 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

Informatives:

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.

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.