



Kwaku Bossman-Gyamera
London Borough of Haringey
Level 6 River Park House
High Road
London
N22 8HQ

Our Ref: P10003272
27 August 2026

Dear Kwaku Bossman-Gyamera

**T&CP (Development Management Procedure) (England) Order 2015 & Planning
(Listed Buildings & Conservation Areas) Regulations 1990**

**565A-567A High Road, Tottenham, London, N17 6SB
Application No. HGY/2026/2150**

Thank you for your letter of 10 August 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice.

Summary

Historic England considers that the partial demolition of 575a Tottenham High Road, a locally listed non-designated heritage asset, would result in harm to an asset that makes a positive contribution to the Bruce Grove Tottenham High Road and Scotland Green Conservation Areas.

While the proposals would retain the 18th century barn and deliver public benefits through expanded worship and community facilities, the loss of the 19th century barn and its replacement with a larger building would diminish the site's historic character and legibility.

Historic England remains unconvinced that the retained 18th century barn has been adequately integrated into the scheme and recommends that further information be provided on its condition, future use, and incorporation within the proposed development.

Historic England Advice

Proposals



Part demolition of existing buildings and the erection of a replacement 3-storey building plus basement for use as an Islamic Centre.

Significance

The application site centres around an attractive late Georgian and Victorian barn which is characteristic of the historic development of this part of Tottenham during the 18th century.

The site is situated to the west of the High Road behind a terrace of two storey 20th century shops. Most of the site is within the Bruce Grove/High Road Conservation Area, with the northern part of the barn within the Scotland Green Conservation Area.

As Tottenham grew into a wealthy suburb during the 18th and 19th centuries, development along the High Road comprised large grand houses, either fronting the road directly or set behind front gardens. 565a is typical of the associated ancillary structures, which would have included stables, barns and workshops that often occupied the land to the rear.

Today, the building is much altered and comprises three distinct parts: an early 2000s office building to the south, a 19th century barn at its centre, and an 18th century barn to the north.

Many of the buildings directly east adjacent to the site along the High Road were replaced during the 20th century, and the surrounding townscape has changed considerably.

Despite this, 565a retains its late Georgian and Victorian vernacular character, and its modest scale continues to illustrate its historic ancillary relationship to the High Road. The barn is perhaps the last in Tottenham to survive in a form close to its historic architectural character and, despite signs of deterioration and evidence of insensitive changes, it remains a characterful architectural composition.

Both the 18th and 19th century parts of the barn are included on Haringey's local list of buildings and make a positive contribution to the Bruce Grove Tottenham High Road and Scotland Green Conservation Areas.

Impact

The application proposes the demolition of the 19th Century part of the barn, with retention of the 18th Century part.

The loss of the 19th Century part of the barn and in particular its modest scale and



characterful architecture would partly erode a lasting reminder of the vernacular architecture found in Tottenham, causing harm to the non- designated heritage asset.

The proposed replacement building would be of a larger scale and massing, constructed of red, yellow and brown bricks with arched windows with bespoke decorative panelling. The new larger building would erase the important understanding that this building provides of the subservient scale and former use of this site, in the process causing some additional harm to the conservation areas.

Position

575a Tottenham High Road is a non-designated heritage asset which contributes positively to the significance of the Bruce Grove Tottenham High Road and Scotland Green Conservation Areas.

The partial loss of this building would cause harm and must therefore be given great weight in the planning balance and requires clear and convincing justification, as stated in the National Planning Policy Framework 2026 (NPPF) HE7: 2.

The NPPF sets out the desirability of conserving all heritage assets, whether statutory designated or not, and demolition of the 19th century part of the building would be a regrettable loss.

Historic England recognises the aims of the project in terms of increasing the space available for worship and community use. Ideally, we would like the locally listed building to be retained in its entirety. However, if your authority considers that the public benefits could outweigh the harm identified and accepts the demolition of the 19th century part of the building in principle, we strongly suggest that greater emphasis is placed on the retention, repair, and integration of the surviving 18th century barn within the wider scheme.

The application states that the proposed development will ensure the 'continued active use of the existing 18th century part of building, ensuring that it remains occupied and maintained as part of the wider redevelopment, reducing the risk of future neglect'. However, none of the submitted documents give any details as to how the building could be repaired or knitted into the proposals. For example, the proposed floor plans and elevations appear to indicate the barn will not be developed or occupied as part of the scheme.

In this respect, we consider the scheme a missed opportunity to fully capitalise on the heritage potential of the site, as encouraged by HE2: 1a of the NPPF. We remain unconvinced that the 18th century barn has been fully integrated into the proposed development and consider that a more ambitious approach to its repair and reuse could



better reveal and sustain its historic significance.

Recommendation

Historic England advises that your Council should seek the following amendment(s) to this application in order to limit the harm the proposals would do to the significance of 565a Tottenham High Road.

- Seek revisions to the scheme to better incorporate the surviving 18th century barn, supported by details of its condition, repair requirements, future use and relationship with the proposed new building.

Should the proposals remain unchanged, it will be for your Council to assess whether the harm to of 565a Tottenham High Road's significance would be outweighed by public benefits secured by the development. In doing so, it should give great weight to the conservation of designated heritage asset/s.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

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