



Officer Report

Application Number: HGY/2026/2082
Application Type: Approval of details reserved by a condition
Address: 83 Gladstone Avenue, Wood Green, London, N22 6JY
Proposal: Approval of details pursuant to Condition 3 (details of the replacement roof tiles) attached to planning permission HGY/2026/0567
Case Officer: Mercy Oruwari
Valid Date: 22/07/2026
Applicant: Mr Dominic McKinley
Agent:

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2026/0567 – Replacement of roof cladding like for like and insertion of 1x front and 1x rear rooflights for a non-dormer loft conversion. Approved with conditions

ANALYSIS/ASSESSMENT

Condition 3 reads: No development shall begin until details of the replacement roof tiles have been submitted to and approved in writing by the Local Planning Authority. The tiles shall be natural slate matching the existing roof in colour, texture, size and appearance. The works shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the Noel Park Conservation Area in line with Policies DM1, DM9 and DM12.

Comment: Pursuant to Condition 3, details in the form of photographs showing the original roof tiles, together with photographs and specification details of the proposed replacement slate, have been submitted.

The proposed material is a natural slate manufactured by Slatescape Ltd, product "Passaro" in Spanish Blue-Grey. The slate measures 600mm x 300mm and closely matches the size, colour and texture of the existing roof covering. The submitted information confirms that this is a genuine natural slate product.

The submitted photographs demonstrate that the proposed slate provides a close match to the original roofing material in terms of its appearance, colour, texture and format. Furthermore, similar natural slate roofing materials have been used successfully on comparable buildings and heritage assets within the immediate area.

Having regard to the character and appearance of the building and the wider streetscene, the proposed natural slate is considered to preserve the visual qualities of the existing roofscape and would not result in any harm to the character or appearance of the surrounding area. On balance, the material is considered acceptable and consistent with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.