



Officer Report

Application Number: HGY/2026/0269
Application Type: Householder planning permission
Address: Flat B, 10 Bedford Road, Tottenham, London, N15 4HA
Proposal: Retrospective removal of existing chimney stack, installation of two rooflights, and replacement of roof covering. AMENDED DESCRIPTION
Case Officer: Mercy Oruwari
Valid Date: 30/01/2026
Applicant: John Blow
Agent:

RECOMMENDATION

Approve with Conditions

1. Consultation

Conservation Comments

Existing and proposed external elevations for the development are required, including information relating to the chimney stack proposed for removal

Local Representations

The number of representations received from neighbours, local groups and other interested parties in response to notification and publicity of the application were as follows:

- No. of individual responses: 2
- Objecting: 2

The following comments were raised in the representations received:

- The amended description does not include the works to the internal vaulted ceiling.
- Officer comment: The reference to "internal alterations to create a vaulted ceiling" was removed from the amended description as internal works of this nature do not require planning permission and do not form part of this application.
- Absence of a roof plan.
- Officer comment: A selection of existing and proposed photographs, together with aerial imagery, has been provided and used in the assessment of the application.
- The drawings for the vaulted ceiling are not relevant.
- Officer comment: Drawings relating solely to the internal ceiling alterations have been superseded as such works do not require planning permission and do not form part of this assessment.
- Structural damage to the roof.
- Officer comment: Structural matters are not planning considerations and would be subject to separate Building Regulations requirements where applicable.
- Clarification of roof materials, rooflights, roof profile and visibility of this part of the roof.

- Officer comment: These matters are addressed within the planning assessment below.
- The relationship between the materials for the repaired roof and the wider building.
- Officer comment: This matter is addressed within the planning assessment below.
- Issues with the external walls bowing and cracking.
- Officer comment: Structural matters relating to the condition of the building are not planning considerations. Such matters may require separate consideration under the Building Regulations and, where relevant, the provisions of the Party Wall etc. Act 1996.
- Ownership Certificate B notification.
- Officer comment: The submission of the relevant ownership certificates is a legal requirement of the application process. The responsibility for serving notice on relevant parties rests with the applicant. Evidence has been submitted to demonstrate that the relevant notifications have been undertaken.

2. Planning Assessment

The application site relates to a two-storey semi-detached Victorian-style dwelling currently subdivided into four flats. The application property (Flat B) is located within the upper floor of the rear outrigger section of the building. The site is located within the Clyde Circus Conservation Area but does not fall within the curtilage of a listed building.

The planning history relating to the site includes:

- **OLD/1972/0046** - Extension and conversion into 2 three-roomed flats, 1 two-roomed flat and 1 bedsit. Approved with Conditions.

This application has been assessed against Policy SP11 of the Strategic Policies and Policy DM1 of the Development Management DPD, which 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 surroundings in terms of height, form, scale, massing, building lines and architectural detailing.

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 that respects and complements the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys and porches. High-quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings conserve their significance. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the conservation and enhancement of the historic environment.

DPD Policy DM9 states that proposals affecting designated and non-designated heritage assets will be assessed having regard to the significance of the asset, its setting and the impact of development upon that significance. The policy also encourages the use of high-quality matching or complementary materials.

This application seeks retrospective planning permission for external works to the roof, including retiling, removal of the chimney stack and the insertion of one rear rooflight and one side rooflight. The proposal does not include any changes to the size, scale or profile of the roof. Any internal alterations, including works relating to the formation of a vaulted ceiling, do not require planning permission and therefore do not form part of this assessment.

As outlined by the applicant, the roof was originally finished in natural slate and at some point the roof covering was replaced with concrete tiles. The applicant advises that these tiles had become problematic due to their weight and condition and have subsequently been replaced with synthetic slates of a similar colour and appearance to the surrounding roofscape. The submitted photographic evidence confirms that the overall size, scale and shape of the roof have not changed.

The property is one of the few houses within this part of Bedford Road that retained its original chimney stack. As such, the removal of the chimney stack is not considered out of keeping with the prevailing character of the immediate area, where many neighbouring properties no longer retain this feature. In addition, there is a variety of roofing materials and finishes within the surrounding streetscape, with no consistent or uniform roof colour or material palette.

Furthermore, this section of roof is not prominently visible from the public realm as it is positioned to the rear and is set back from the principal elevation. The rear rooflight faces the rear garden and would not be visible from the street. The side rooflight is similarly set back and would have limited visibility.

Overall, having regard to the location of the works and the varied character of the surrounding area, the replacement roof covering, rooflights and removal of the chimney stack are not considered to result in harm to the character or appearance of the host building, the streetscene or the Clyde Circus Conservation Area.

For the avoidance of doubt, the grant of planning permission relates only to the planning merits of the development. It does not remove or override the need to obtain any other consent, approval or agreement that may be required. This may include, but is not limited to, Building Regulations approval, compliance with the Party Wall etc. Act 1996, and any consent required from the freeholder, leaseholder or other party with a legal interest in the property.

3. Recommendation

It is therefore recommended that this application be **APPROVED**,

Informatives:

INFORMATIVE: Other Consents

The applicant is advised that the granting of planning permission relates solely to the planning merits of the development and does not remove or override the need to obtain any other consent, approval or authorisation that may be required. This may include, but is not limited to, compliance with the Building Regulations, any requirements arising under the Party Wall etc. Act 1996, and any consent required from the freeholder, leaseholders or other persons with a legal interest in the property. It is the responsibility of the applicant to ensure that all necessary approvals and permissions are obtained.