



Officer Report

Application Number:	HGY/2026/1878
Application Type:	Full planning permission
Address:	Flat 10, 135 Alexandra Park Road, Wood Green, London, N22 7UL
Proposal:	Insertion of two rooflights
Case Officer:	Oskar Gregersen
Valid Date:	27/07/2026
Applicant:	Sonum Batra
Agent:	Halecyon Architecture & Design

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to the United Reformed Church, a Grade II listed former church built in the early twentieth century. The cruciform-plan church is designed in the Arts and Crafts Gothic style, with red brick and freestone dressings beneath a green slate roof. The building has since been divided into a series of leasehold residential units, many of which have had rooflights inserted into the roof slopes.

2. THE PROPOSAL

The proposal seeks permission 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.

There has been a separate listed building consent approved for this proposal.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

PLANNING CASES (5)

1 - HGY/2002/0651

Address: Alexandra Park United Reformed Church, 135, Alexandra Park Road, London, N22 7UL, London

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.

Received Date: 13 May 2002

Valid Date: 13 May 2002

Decision Date: 28 April 2003

Decision: Approve with Conditions

2 - HGY/2002/0652

Address: Alexandra Park United Reformed Church, 135, Alexandra Park Road, London, N22 7UL, London

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.

Received Date: 13 May 2002

Valid Date: 13 May 2002

Decision Date: 28 April 2003

Decision: Approve with Conditions

3 - HGY/2003/1180

Address: Alexandra Park United Reformed Church, 135, Alexandra Park Road, London, N22 7UL, London

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

Received Date: 7 October 2003

Valid Date: 7 October 2003

Decision Date: 12 January 2004

Decision: Approve with Conditions

4 - HGY/2010/0957

Address: 135, Alexandra Park Road, London, N22 7UL

Proposal: Construction of new church hall.

Received Date: 27 May 2010

Valid Date: 27 May 2010

Decision Date: 21 July 2010

Decision: Approve with Conditions

5 - HGY/2012/1673

Address: 135, Alexandra Park Road, London, N22 7UL

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

Received Date: 24 August 2012

Valid Date: 24 August 2012

Decision Date: 7 December 2012

Decision: Approve with Conditions

6 - HGY/2026/1812

Address: Flat 10, 135 Alexandra Park Road, Wood Green, London, N22 7UL

Proposal: Listed building consent (Alt/Ext) for the installation of 2no. rooflights.

Received Date: 26 June 2026

Valid Date: 26 June 2026

Decision Date: 1 September 2026

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer:

(The below comments were submitted for the listed building consent for this site, where no comments were submitted for the full planning application)

Overall, this should be an acceptable application, 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

This proposal comprises the installation of two conservation-style rooflights within a roof slope at the rear of the building. The rooflights would not be visible from the public realm and would sit flush with the existing roofing material, thereby minimising their visual impact.

The proposed rooflights would be positioned within a part of the building that appears to have been added during the mid-twentieth century. The rooflights would be inserted into a hipped roof on slopes facing north and east and would be of a conservation style, secured through condition.

During consultation, the Council's Conservation Officer advised that the proposal was likely to be acceptable, subject to confirmation of the existing internal finishes within the flat below and repositioning of the north-facing rooflight so that it was not located so close to the ridge.

These amendments were subsequently made, with the rooflight relocated in accordance with the Conservation Officer's recommendations. In addition, photographs submitted by the applicant confirm that the affected internal finishes are modern rather than historic in nature.

Overall, the proposed works would preserve the historic character and significance of the Grade II listed building, having regard to its special architectural and historic interest. As such, the proposal is considered acceptable and should be approved.

The proposal is considered to comply with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, London Plan Policy HC1 (2021), Policy SP12 of the Haringey Local Plan, and Policy DM9 of the Development Management DPD (2017).

Note: The report currently refers to preserving or enhancing the character and appearance of the North Tottenham Conservation Area. This appears incorrect for a site on Alexandra Park Road and should be checked before finalising the report.

In relation to the listed building consent, the works would result in no discernible harm to the significance of the listed building and would therefore preserve its special architectural and historic interest.

6. CONCLUSION

The proposed works are considered acceptable having regard to the special architectural and historic significance of the listed building. The proposal therefore accords with the relevant legislation and policies, including the National Planning Policy Framework, London Plan Policy HC1 (2021), Policy SP12 of the Haringey Local Plan, and Policy DM9 of the Development Management DPD (2017).

7. RECOMMENDATION

GRANT planning permission 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, Proposed block plan

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

- 3 The rooflights hereby approved shall be conservation-style rooflights and shall be installed flush with the plane of the roof. The rooflights shall thereafter be retained as approved.

Reason: To preserve the special architectural and historic interest of the Grade II listed building and to ensure a satisfactory appearance of the development in accordance with Policy HC1 of the London Plan (2021), Policy SP12 of the Haringey Local Plan and Policy DM9 of the Haringey Development Management DPD (2017).

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.