



Officer Report

Application Number:	HGY/2026/2087
Application Type:	Householder planning permission
Address:	8 Risley Avenue, Tottenham, London, N17 7EU
Proposal:	Installation of roof-mounted photovoltaic (PV) solar panels on the front-facing roof slope (retrospective)
Case Officer:	Ciara Ward
Valid Date:	22/07/2026
Applicant:	Sevda Ordek Umer
Agent:	Hatice Celik

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terrace dwellinghouse on the south side of Risley Avenue. The surrounding area is residential in nature and characterised by two-storey terraced dwellings.

The site is located within the Tower Gardens Conservation Area. In this Conservation Area, there is an Article 4 direction in force, which removes all permitted development rights to roof/front alterations.

During a site visit, it was apparent that the works have been carried out already.

2. THE PROPOSAL

This is a retrospective application for the installation of six roof mounted photovoltaic (PV) solar panels on the front roof slope.

Amended plans have been received that corrected the orientation of the north and south elevations.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

ENF/2026/1113 – Unauthorised works: Installation of solar panels on the front of the roof. Currently under investigation.

4. CONSULTATION RESPONSES

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed within the vicinity of the site and advertisement in a local paper.

No. of individual responses: 0

Objecting: 0

Supporting: 0

LBH Conservation Officer comments:

Objects on the following grounds:

- 8 Risley Avenue lies within the Tower Gardens Conservation Area, a nationally significant early 20th-century London County Council (LCC) garden suburb estate recognised for its pioneering social housing, garden suburb principles, Arts and Crafts influences, high-quality materials, and craftsmanship.
- An Article 4 direction area was instated in 2019 to protect the estate's original architectural features, materials, windows, and roofscapes from incremental changes.
- The Conservation Area Management Plan explicitly states that solar panels and other microgeneration equipment should not be installed on roof slopes or facades visible from the street.
- The elevations have been identified incorrectly, and the north elevation is actually the south elevation. This may explain why the solar panels that are proposed are located on the north facing elevation, which is the worst elevation for solar panel efficiency.
- The main concern is that the proposed solar panels are located on the front elevation of the building.
- The proposed solar panels would be alien and incongruous additions to the roofscape, prominently located. As a prominent and incongruous addition, it would detract from the roofscape and original design of the building and the consistency of this piece of townscape.
- The solar panels would result in less than substantial harm to the significance of the Tower Gardens Conservation Area by eroding the buildings design and material quality and its contribution to the distinctive, high-quality urban design of the estate.
- As the Conservation Area is a designated heritage asset great weight must be given to its conservation, and any harm caused requires clear and convincing justification.
- Conservation officers do not support this application due to the identified heritage harm caused by the solar panels.

5. PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the conservation area
2. Planning balance

Impact on the character and appearance of the conservation area

Policy Background:

Policy HE6 of the National Planning Policy Framework (NPPF) in considering designated heritage assets, states that any finding of 'less than substantial harm' requires clear, demonstratable public benefits in terms of the planning balance.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Tower Gardens Conservation Area Appraisal And Management Plan (2019) acknowledges that the Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings, but notes that some interventions may be unsuitable in certain types of historic building. This goes onto reference potential for solar PV installation but notes that these benefits will need to be balanced against the impact on the conservation area, noting that these are not appropriate on facades or roof slopes that are visible from the street.

Local Plan Policy SP4 seeks to reduce energy consumption and carbon emissions across the borough by promoting sustainable development and low and zero-carbon energy generation, including renewable energy technologies. DPD Policy DM21 promotes sustainable design and construction and supports the sustainable retrofit of existing buildings, including measures that improve environmental performance and reduce carbon emissions.

Impact on Conservation area:

The proposal seeks planning permission for the installation of six solar panels on the front roof slope facing Risley Avenue. Whilst the provision of renewable energy infrastructure is supported in principle and aligns with the objectives of Policies SP4 and DM21 in reducing carbon emissions and improving energy efficiency, such measures must be carefully balanced against the statutory duty to preserve or enhance the character and appearance of conservation areas.

The application site occupies a prominent position within the Tower Gardens Conservation Area and forms part of a cohesive group of dwellings which contribute positively to the significance of the conservation area. The estate is characterised by its consistent architectural detailing, traditional materials and largely unaltered roofscape, all of which form an important component of its special architectural and historic interest.

An Article 4 direction area was instated in 2019 as the area is sensitive to small scale changes which affect the detailing and material quality of the original buildings. The Article 4 Direction Area is designed to help ensure that the original detailing on the Estate in this area is preserved including original windows, materials and unaltered roofscapes. This includes the restrictions of PD rights for the installation of PVs on roof slopes. The Conservation Area Management Plan, paragraph 3.5.9 explicitly states: *"It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street."*

The main concern relates to the siting of the solar panels on the front roof slope of the building. Due to their prominent location, the panels are an alien and incongruous addition to the roofscape, detracting from the original design of the building and the symmetry of this piece of townscape.

Accordingly, the solar panels are considered to result in less than substantial harm to the significance of the Tower Gardens Conservation Area by eroding the buildings design and material quality and its contribution to the distinctive, high-quality urban design of the estate. As the Tower Gardens Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification.

Planning Balance

Policy HE6 of the NPPF requires that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal. In this instance, the environmental benefits arising from renewable energy generation and the associated reduction in carbon emissions are acknowledged. However, whilst it is accepted that the front roof slope appears to be the only practical location for solar panels on the dwelling, the applicant has not demonstrated that alternative low-carbon measures with a lesser impact on the conservation area have been adequately explored, such as improvements to the thermal performance of the building or other renewable and low-carbon technologies, including appropriately located air source heat pumps.

The proposed retention of the PV panels will provide modest environmental benefits, but the benefit of the siting is questioned. The siting on the front roof slope has a northern orientation meaning these would not maximise the amount of sunlight and would be significantly less effective than on the rear, south facing, roof slope. Placing these PV panels on the front elevation is not considered to be the most effective siting but is considered to be the most prominent and harmful location.

Furthermore, there are other forms of carbon management and green energy solutions, such as improved thermal performance or air source heat pumps that could have not been considered and weighed against their relative environmental benefits.

Regardless of the relative benefits of the siting, the modest benefits are not considered sufficient to outweigh the identified heritage harm, having regard to the prominent location of the panels, the contribution of the roofscape to the significance of the conservation area, and the specific protections afforded through the Article 4 Direction and the Conservation Area Management Plan.

The proposal is therefore contrary to Policies SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of the Haringey Development Management DPD (2017), as well as the guidance contained within the Tower Gardens Conservation Area Management Plan and the relevant provisions of the NPPF. The solar panels alter the visual coherence and continuity of the overall roof form which fails to neither preserve nor enhance the character and appearance of the Tower Gardens Conservation Area.

6. CONCLUSION

The proposal is not considered acceptable as the solar panels result in less than substantial harm to the significance of the Tower Gardens Conservation Area. The public benefits arising from renewable energy generation are not considered sufficient to outweigh this harm.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. RECOMMENDATION

REFUSE PERMISSION for the following reason:

Refusal Reasons:

The proposed retention of the PV panels, by reason of their inappropriate siting, scale, appearance, and prominent location within the streetscene, constitute an incongruous addition that detracts from the character and appearance of the host dwelling, undermining the special character of Tower Gardens Conservation Area, thus failing to preserve the character and appearance of the conservation area, contrary to Policies SP12 of the Haringey Local Plan (2017), Policies DM1 and DM9 of the Haringey Development Management DPD (2017), the Tower Gardens Conservation Area Management Plan, and Policy HE6 of the National Planning Policy Framework.