

Heritage Statement

**ADDITIONAL EVIDENCE for
Full Planning Permission and Conservation
Area Consent for the installation of roof
mounted photovoltaic panels**

27 Marlborough road

London

N22 8NB

Additional Context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a legal duty on the council to pay "special attention" to the desirability of preserving or enhancing the character or appearance of the conservation area. It is within this context that I make my appeal to the Conservation team regarding this application.

Bowes Park Conservation Area

My understanding of the primary architectural consideration within this Conservation area that concerns 'any changes to the roof' is that of maintaining '**uniformity of the roofline and pitch**', that is maintaining a continuous, uninterrupted roofline across uniform terraced rows. Any change to this would be considered as changing the contextual response to the streetscape. In addition, the conservation area looks to '**protect Authentic Materials**' – in this context it would be the slate roof tiles.

However, the case for piercing the front roof with rooflights and therefore changing the appearance of the individual roof, this is deemed acceptable within the Conservation area, as this has been granted planning permission.

(See : **HGY/2018/1853 – rear dormer and two rooflights to the front roof – GRANTED**)

Similarly, the addition of '**technical equipment**' added onto the roof has also been previously permitted in the form of adding aerials onto the roof attached to the chimney – having a temporary fixing of these elements would appear not to be of concern within the Conservation area.

Therefore, in defence of permitting the 3 solar panels to the front façade, please consider the following :

- a) The Solar panels do not impact on the uniformity of the roofline and pitch
- b) The Solar panels do not change the materiality of the roof itself (as they sit on top of the roof tile). The slate tile remains intact.

In terms of visual impact, the Solar panels are black and are less impactful than the 2 rooflights which cut into the roof and add a different visual material altogether to the roof surface both in colour, materiality and height. The Solar panels are temporary structures and can be removed as are the TV aerials attached to the chimneys. They are also less impactful visually than the rooflights.

Please refer to the photos below of the existing roof and the proposed roof with solar panels (photoshop image). In light of this, the Solar Panels are no different to what has already been permitted and has less contextual harm than either Rooflights or aerials. The main architectural features of the Bowes conservation area are preserved.

In addition, in terms of benefits – permitting these solar panels will have considerable Public Benefits in terms of the **environmental benefit of carbon reduction and clean energy generation**. The level of visual harm is far lower than the weight of public benefit. Given Haringey's climate emergency plan that states for "maximising the delivery of renewable energy generation in each building – solar PV panels, solar thermal panels, heat pumps, etc.", and given that climate change now needs to be considered with extreme urgency, I would urge you to reconsider your position on whether the front solar panels would be acceptable in this context.



Existing front elevation view



Proposed front elevation view

Please also note the following :

1. I received planning for a front solar panel in a conservation area in Haringey : HGY/2022/1558 - Application for a Non-Material Amendment to HGY/2021/2617 (side and dormers, alterations to rear gable and installation rooflights) to include an integrated solar panel in the front roof slope and projecting solar panels on the approved dormers. Approved. This is the Crouch End Conservation area.
2. I have identified two installations of solar panels installed on the roof facing the street façade within the Bowes park conservation area (see image below) – this implies that there is a real demand for this change.



House on Whittingdon Road



Image above from Google earth, shows Marlborough Road with a variety of different roof tiles and a number of rooflights and possibly solar panels to no 17.

,due to the high and consistent parapet party walls that extend above the roof line
the solar panels will be hidden from view when looking up the street



3. Finally the image above shows the street view looking up Marlborough road, where the high parapet walls that divide the houses actually hide the roof coverings, meaning that the additional solar panels will have minimal impact on the street scene.