Officer Report

Application Number:	**HGY/2026/2115**
Application Type:	**Householder planning permission**
Address:	5 Winslow Place, 95 Imperial Road, Wood Green, London, N22 8QQ
Proposal:	Replacement of green roof covering with a single ply membrane, and replacement rooflight
Case Officer:	Adam Silverwood
Valid Date:	18/08/202 6
Applicant:	Chunli Wang
Agent:	Mr Dan Higginbotham

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for the replacement of the existing green roof with a single ply membrane and to remove and replace the exiting circular rooflights with a square rooflights.

2. Site and Surroundings

The application relates to a terraced three-storey dwelling house, which is part of a recent residential back land development adjacent to Corbett Grove. The site adjoins the railway and is not widely visible in the surrounding area.

The site does not fall within a conservation area and is not within the setting of a listed building.

3. Relevant Planning and Enforcement History

HGY/2012/0214 - Land Rear of, Corbett Grove, London, N22
Erection of 8 x two storey dwellings, comprising of four different house types with a mixture of detached, link detached and semi-detached properties. - Approved with Conditions: 22/11/2012

HGY/2025/2437 - 3 Winslow Place, 95 Imperial Road, Wood Green,
London, N22 8QQ - Replacement of green roof covering with a single ply
membrane, and replacement rooflights – Approved with Conditions: 05/11/2025

HGY/2022/0621 - 2 Winslow Place, 95, Imperial Road, London, N22 8QQ
Replacement defective green roof covering to Alwitra single ply membrane Evalon V Slate Grey, inclusive of retrospective approval for the positioning of the rooflights and PV panel array - Approved 04/04/2022

HGY/2022/1416 - 1 Winslow Place, 95, Imperial Road, London, N22 8QQ
Replacement defective green roof covering to Alwitra single ply membrane Evalon V Slate Grey, inclusive of retrospective approval for the positioning of the rooflights and PV panel array Approved 06/07/2022

HGY/2022/0621 - 2 Winslow Place, 95, Imperial Road, London, N22 8QQ
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HGY/2022/1416 - 1 Winslow Place, 95, Imperial Road, London, N22 8QQ
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5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

One representation has been received from LBH Carbon Management Consultees:
'We cannot support the application currently. The applicant has proposed to remove the existing failed green roof and replaced with a single ply membrane roofing system, as this would result in a loss of biodiversity value of the original consented scheme.'

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;
4. Energy and sustainability

Principle of Development

London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600). London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The original planning permission for the residential development was granted under reference HGY/2012/0214. The plans provided by the applicant included green sedum roofs, and further details were provided and approved under Condition 3, which required details of all materials used in the development to be submitted.

The planning permission did not include any condition requiring the retention or maintenance of the sedum roofs, and the green roofs did not form a reason for approving the development in respect of sustainability or appearance. Subject to the appearance of the roof, the principle of the proposed material and siting of roof lights is acceptable.

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that ‘all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area’, development ‘a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles’.

Policy DM12 (Residential Extensions and Alterations) requires extensions to be subordinate to the host building, proportionate in scale, and designed so as not to harm the character and appearance of the host property, the surrounding area or the amenities of neighbouring occupiers.

The proposed replacement roof material is Alwitra single ply membrane Evalon V Slate Grey. The application also seeks to replace the existing round rooflights with square rooflights in the same positions. The development includes replacing the PV panels like for like and reusing the existing panels where existing. There have been similar proposals granted permission within the estate, as described in the Planning History above.

As such, a precedent has been set and the proposed changes considered acceptable, being in keeping with the surroundings and appropriate for the host property and the wider development. The changes are welcomed as they are in line with previous permissions and will reinstate visual cohesion to the estate.

The roof has limited visibility in the local area and the change will not significantly affect the appearance of the street scene. As such, the proposed development will protect the quality and character of the host building and the appearance of the locality.

Impact on Neighbourhood Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. DPD Policy DM1 ‘Delivering High Quality Design’ states that development proposals must ensure a high standard of privacy and amenity for a development’s users and neighbours.

Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Given the scale and nature of the proposal, the development would not result in a material loss of sunlight, daylight, or have an overbearing appearance to the neighbouring property. No new fenestration is proposed with the replacement skylight being in the same location as the existing and of similar proportions. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Energy and sustainability

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new

development, specifically to achieve a reduction in predicted carbon dioxide emissions through onsite renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed minimum carbon dioxide reduction requirements.

As discussed above, the green roof did not form the basis for approval of the original development in respect of sustainability or appearance. The officer's report stated that the SPG encourages green roofs, but retention and maintenance of this feature was not considered to be necessary to justify approval of the development and as such was not secured by a condition.

Given that permission was granted in this case, a precedent has been set within this development. The current proposal is a householder development and not for a whole new dwelling, and therefore different policies apply.

While comments from Haringey's Carbon Management Team are not in support of the application as this would erode the bio-diversity value of the original scheme, the lack of conditions requiring its retention and the planning precedents of the cases already approved for the other dwellings as part of this development must be considered.

Taking into account the reasons for approving the original development, and viability of the existing sedum roof, the replacement of the green roof with membrane is considered to be justified and is not considered to materially harm the sustainability of the development.

7. CIL Applicable

N/A – Under 100sqm no new unit.

Conclusion

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

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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.

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1506.02A - Plans as Proposed (A1)

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

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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.