



Officer Report

Application Number:	HGY/2026/2289
Application Type:	Full planning permission
Address:	William Atkinson House, Beaufoy Road, Tottenham, London, N17 8AE
Proposal:	Removal of the existing glazed shelters on deck access/walkway entrances to all blocks and the replacement of all existing timber balustrades with new metal railing balustrades.
Case Officer:	Ben Coffie
Valid Date:	14/08/2026
Applicant:	Lauren Parker
Agent:	Charles Brady

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The application site comprises William Atkinson House, a Council-owned residential block on Beaufoy Road, Tottenham, N17. The site has an area of approximately 2,000 sq.m. The building is in residential use (Use Class C3) and contains flats arranged over three storeys, served by open deck-access walkways along the front elevation. The walkways are currently enclosed by painted timber balustrades approximately 1,005mm high, and glazed shelters are located over the deck access entrances to the blocks.

The surrounding area is predominantly residential in character. The site is located within the Bruce Castle Conservation Area, a designated heritage asset. The conservation area is centred on Bruce Castle, a Grade I listed building, and its surrounding parkland. It also includes a mix of historic and later residential development around its edges. William Atkinson House is a later residential block and is not statutorily or locally listed.

2. PROPOSED DEVELOPMENT

The application seeks planning permission for the removal of the existing glazed shelters on the deck access/walkway entrances to all blocks, and the replacement of all existing timber balustrades with new metal railing balustrades.

The application form states that the existing painted timber balustrades, which are approximately 1,005mm high, would be replaced with compliant steel bar railings 1,100mm high. As shown on the submitted proposed elevation (Drawing No. 5004 Rev P01), the

new balustrades would be formed of regularly spaced vertical bars along the full length of each walkway. The works form part of the Council's external and communal repairs programme for the building.

The application form also refers to localised repairs to the tiled roof. Like-for-like repairs that do not materially affect the external appearance of the building do not constitute development requiring planning permission, and do not form part of the description of development.

3. RELEVANT PLANNING HISTORY

HGY/2010/1764,

Address: Flats 1-39, William Atkinson House,, Beaufoy Road, London, N17 8AE, London

Proposal: Replacement of existing timber / PVCu windows with PVCu white windows,

Decision Date: 17 November 2010

Decision: Approve with Conditions

HGY/2011/1949,

Address: Flats 1-39,, William Atkinson House, Beaufoy Road, London, N17 8AE, London

Proposal: Installation of communal Digital TV System,

Decision Date: 15 December 2011

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

N/A

5. LOCAL REPRESENTATIONS

As the site is within a conservation area, the application was publicised by way of a site notice, press notice and neighbour notification letters.

No of individual responses 0

Objecting 0

Support 0

Neither 0

6. PLANNING CONSIDERATIONS

Design, Appearance and Impact on the Bruce Castle Conservation Area

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.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

The significance of the Bruce Castle Conservation Area derives principally from Bruce Castle and its historic parkland, together with the historic buildings and townscape around them. William Atkinson House is a later residential block, and it contributes to the conservation area mainly through its scale and its place within the residential townscape at the edge of the area, rather than through architectural or historic interest of its own.

The proposed metal railings would replace the existing timber balustrades along the deck-access walkways. The vertical bar design would be simple and regular, and would be applied consistently across all walkways and blocks, giving the elevations a uniform and orderly appearance. Metal railings of this type are a common feature of deck-access residential buildings of this period. The proposed railings would be more open than the existing timber balustrades, which would lighten the appearance of the walkways and reveal more of the elevation behind them. The applicant has confirmed that the railings will be painted black and therefore its appearance will not be at odds with the character of the building. The increase in height from approximately 1,005mm to 1,100mm would be marginal and would not be noticeable in the context of the overall building.

The removal of the glazed shelters over the deck access entrances would simplify the elevations by removing a number of projecting additions. The building would retain its overall form and character.

In heritage terms, the works would be confined to the existing walkways and entrances of a later residential block. They would not alter the building's footprint, height, roofline or overall form, and they would not affect any historic fabric or features that contribute to the significance of the conservation area. The simple, uniform railings would be a neutral addition to the building, and removing the glazed shelters would reduce visual clutter on the elevations.

In this instance, the proposal would maintain the character and appearance of the host building and would preserve the character and appearance of the Bruce Castle Conservation Area. It is considered acceptable in design and heritage terms, in accordance with Policies DM1, DM9 and DM12, Local Plan Policies SP11 and SP12, London Plan Policies D3 and HC1, and the NPPF.

Impact on Residential Amenity and Safety

London Plan Policy D6 and Policy DM1 require development to safeguard the amenity of existing and future occupiers and neighbours. London Plan Policy D5 seeks to ensure that development provides the highest standards of accessible and inclusive design, and

London Plan Policy D12 requires development to achieve the highest standards of fire safety.

The proposed balustrades would be 1,100mm high, an increase of approximately 95mm over the existing timber balustrades. This height meets the guarding standard set out in Approved Document K of the Building Regulations for balconies, landings and walkways serving flats. The replacement of timber balustrades with metal railings would also replace a combustible material with a non-combustible one along the escape routes serving the flats. Taken together, these changes would improve the safety of residents using the walkways. These benefits are given significant weight.

The entrances to the individual flats would remain accessible, and the loss of the shelters is not considered to cause material harm to residents' living conditions. Accordingly, the proposal is considered acceptable in terms of residential amenity and safety.

Conclusion

The works here as amended are minor in scale and acceptable in design and heritage terms with the character and appearance of the conservation area left preserved. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL

N/A - The development would not result in any increase in internal floorspace.

8. RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following 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 plans list: 5002 Rev P01 - Proposed Elevation B, 5008 Rev P01 - Proposed Elevation H, 809 - Proposed Railing Detail, 5006 Rev P01 - Proposed Elevation F, 5001 Rev P01 - Proposed Elevation A, 5004 Rev P01 - Proposed Elevation D, 5005 Rev P01 - Proposed Elevation E, 5003 Rev P01 - Proposed Elevation C.

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

- 3 The metal railing balustrades shall be installed in accordance with the approved details, with a consistent black colour and finish across all blocks, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance for the proposed development and to preserve the character and appearance of the Bruce Castle Conservation Area, consistent with Policies D3 and HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of The 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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.