



Officer Report

Application Number:	HGY/2026/2310
Application Type:	Approval of details reserved by a condition
Address:	3 Shakespeare Gardens, Hornsey, London, N2 9LJ
Proposal:	Approval of details pursuant to condition 4 (roof tile details) attached to planning permission ref. HGY/2025/2020 for Formation of two dormers and the installation of two rooflights granted on 25/09/2025.
Case Officer:	Nathan Keyte
Valid Date:	17/08/2026
Applicant:	Mr Alex Hutton
Agent:	Mr Alejandro Masson

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Approval of details pursuant to condition 4 (roof tile details) attached to planning permission ref. HGY/2025/2020 for Formation of two dormers and the installation of two rooflights granted on 25/09/2025.

CONSULTATION RESPONSE

LBH Conservation Officer – No comment received.

ANALYSIS/ASSESSMENT

Condition 4 (Tile details) reads:

No works for the installation of the roof shall be carried out on the site until details of the type and materiality of proposed roof tiles have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Fortis Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of The Development Management DPD (2017).

Assessment:

The tiles proposed will be of natural clay. The application form states that these will be BMI Redland Rosemary Clay Classic plain roof tiles, colour Red (80), further stating the characteristics of this as:

The proposed tiles have been selected to match the existing roof tiles. The existing tiles are currently very dirty and weathered, and will be cleaned to improve their appearance and allow them to match the new tiles. If, once the works start, some of the existing tiles are found to be too worn or damaged, we propose replacing them with the new tiles to achieve a consistent and fresh appearance across the roof.

On the basis that the tiles match, the details are considered to be acceptable.

RECOMMENDATION

GRANT DISCHARGE CONDITION