



Officer Report

Application Number: HGY/2024/2657
Application Type: Listed building consent (Alt/Ext)
Address: Mountford House, 7 Tottenham Green East, Tottenham, London, N15 4UU
Proposal: Listed building consent for the rebuilding of the existing left hand side external communal porch roof to match existing and repair of front window.
Case Officer: Eunice Huang
Valid Date: 26/09/2024
Applicant: Mr Ian Hemmings
Agent: Mr Jag Bilkhu

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for Listed Building Consent for the rebuilding of the existing left-hand side external communal porch roof to match existing and repair of front window.

Site and surroundings

The subject property is a three-storey, symmetrical semi-detached pair with basements, probably dating from the 1790s; the left-hand house with an early-19th century single-storey bow-fronted side extension; the right with later extensions. Built in brown brick with stuccoed Doric porches, they are exemplars of the elegant villas that were built in Tottenham during the late-Georgian period. The houses have been added to extensively at the rear. The front boundary wall has original spearhead railings incorporating a wrought-iron lamp holder. The Subject building Grade II listed building (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The site is also located in Tottenham Green Conservation Area.

Relevant Planning and Enforcement History

- HGY/2020/0428 - Listed building consent for the rebuilding of the existing left hand side external communal porch roof to match existing – Approved with conditions 01/04/2020. Consent was not implemented.

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

LBH Conservation 28/08/2025:

No objection. The works on this application appear to be greater than those previously consented under HGY/2020/0428 and now include structural works. The methodology is more detailed, and conditions are recommended to secure additional details.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of advert and site notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Support: 0

Object: 0

Representation: 0

4. MATERIAL PLANNING CONSIDERATIONS

Impact on the Heritage Assets

The subject site contains a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of the historic environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to "have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections 16 (2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.

The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF states that 'proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

Permission is sought for the rebuilding of the existing left-hand side communal porch roof, minor repairs to the right hand side porch and repair and redecoration of the existing bow window. The Repair Methodology Statement outlines the schedule of works and the methodology of repair and replacement of the porches and window.

There is timber rot and decay throughout the existing left-hand porch structure. The new porch would be like for like and all materials, design and measurements to match existing. The existing details on the porches would be replicated with the use of moulds and reconstructed using traditional materials to match existing. The proposed works would not alter the appearance of the building or significant features of the building.

The right hand porch shows signs of cracks, splits, timber rot, mould, mildew and paint flaking and discolouration. This would be repaired like for like and redecorated to match existing.

The existing timber bow window displays signs of timber rot, paint cracking and peeling and mildew. Window repairs would be carried out with traditional joinery techniques. Replacement timber would be of the same species and quality as existing, matching existing profiles, dimensions, detailing and painted finish.

The proposed works are acceptable in principle to restore and preserve the listed building, subject to conditions including the submission of recordings of existing details and information on the moulds to the Local Planning Authority.

Subject to securing and agreeing the detail outlined above, as secured by way of a planning condition, it is considered that the proposed works can be approved and would preserve the building's significance, character and appearance, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

Conclusion

Subject to the approved conditions discharge, the listed building consent is considered to preserve the significance of the asset.

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

5. RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions.

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Prior to the dismantling of the porches hereby approved, the porches shall be recorded and information on the moulds and submitted to the Local Planning Authority for approval. The recording shall include Photography of each joinery element on each porch to be replicated with its location identified and information on the proposed mould and replica including materials which will be used.

Following approval, the work to dismantle the porches can then be carried out on site in accordance with the methodology contained within the approved schedule of works.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.
- 4 Following the dismantling of the porches as shown in the approved drawings, if additional repairs or structural interventions are found to be necessary to these structures beyond those specified in approved plans then prior to additional structural interventions being carried out on site, details of the proposed structural interventions shall be submitted to and agreed in writing by the Local Planning Authority including:
 - a methodology statement for the repair including information from the structural engineer
 - drawings which demonstrate the location extent and type of repair proposed,

detail drawings where necessary.

The work shall then be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 5 Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 6 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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: 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.

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.