



Appeal Decision

Site visit made on 5 December 2023

by C Livingstone MA(SocSci) (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15th April 2024

Appeal Ref: APP/Y5420/W/23/3320624

848A High Road, Tottenham, Haringey, London N17 0EY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Mr Gulfraz Taj against the Council of the London Borough of Haringey.
- The application Ref HGY/2022/2767, is dated 26 August 2022.
- The development proposed was originally described as 'proposed conversion of the ground floor rear storage area to be used as additional residential living space for the existing flat with internal alterations and demolitions and the additional of ground floor rear amenity space and first floor roof terrace.'

Decision

1. The appeal is allowed and planning permission is granted for proposed conversion of the ground floor rear storage area to be used as an additional residential living space for the existing flat with internal alterations and demolitions and the addition of ground floor rear amenity space and first floor roof terrace at 848 A High Road, Tottenham, Haringey, London N17 0EY in accordance with the terms of the application, Ref HGY/2022/2767, dated 26 August 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: BP01, LP01, 101.3, 102, 103, 104.5 (Revision B), 105.5 (Revision B).
 - 3) Prior to the commencement of any construction work details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Preliminary Matters

2. The description of development in the heading is taken from the planning application form. However, I have used the amended description from the appeal form in the formal decision at paragraph 1 to correct minor grammatical errors in the interests of certainty.
3. Following the submission of the appeal against non-determination, the Council stated the position it would have taken if it had made a decision. The following main issue has been informed by the Council's statement of case.

4. The National Planning Policy Framework (the Framework) was revised in December 2023. As the changes do not materially affect the main issues in this case, the main parties have not been invited to make further comments.
5. An amended plan has been submitted at appeal that shows the removal of three roof lights which were initially proposed in the front roof plane, such that it would remain unaltered. The main parties consider that the omission of the proposed three front roof lights from the scheme could be instigated by condition. I have no compelling reasons to disagree and, on that basis, I have taken the amended plan into consideration in deciding the appeal. Moreover the Council note that if the front rooflights were removed it would not object to the proposal. Nevertheless, I must reach a finding on the appeal.
6. The proposed development would affect the character of a conservation area, under the terms of Regulation 5A of The Planning (Listed Building and Conservation Area) Regulations 1990 there is a requirement that the application is advertised in the local press. The Council failed to advertise the site initially so, at the request of the Inspector, it subsequently advertised the proposal on 21 February 2024. No representations were submitted following the advertisement of the proposal.

Main Issue

7. The main issue is the effect of the proposed development on the significance of the host building, which is locally listed, and the character or appearance of the Tottenham Road Conservation Area (CA).

Reasons

8. The application site is located in a mixed use area comprising of mainly commercial development on the ground floor with residential development above. The significance of the CA is derived in part by the townscape which contains a mix of architectural styles and materials that highlight the evolution of the area. The application relates to part of a locally listed traditional shopping parade that is in commercial use at ground floor level with residential accommodation above. The parade has attractive bay windows at first floor level and retains traditional design features. Their slate roofs remain unaltered and none of the buildings in the group have altered or extended roofs on the front elevation. As such, 848 High Road is part of a well preserved example of a traditional shopping parade, which contrasts with more modern neighbouring buildings. Furthermore, this variance in architectural style is a defining characteristic of the CA, and thus the locally listed building contributes positively to the significance of the CA as a whole. I consider that the appeal property is a non-designated heritage asset in the terms of the Framework.
9. To the rear the building has been extended extensively, including a dormer window on the rear roof plane and a large flat roof ground floor extension that is used as a commercial storage area. The flat roof of the extension is used as a roof terrace that serves the residential accommodation above. The rear extension does not reflect the traditional detailing of the parade and its scale dominates the original built form.
10. The proposal includes the partial demolition and change of use of the ground floor commercial storage area, in order to extend the existing first floor flat. The proposed development would also include the reduction of the existing roof

terrace. The ground floor extension and roof terrace appear overly large as existing, and the reduction of their scale would appear more in keeping with the original building. The front elevation of the building would remain unaltered. As such, the proposed development would have a positive effect on the character and appearance of the CA.

11. The Council's heritage advisor raised some concerns regarding the removal and replacement of the staircase between the first floor and attic. However, the Council hasn't raised concerns in this regard and, making a balanced judgement of the scale of the loss to the heritage asset against the positive effects identified above. I conclude that there would not be overall harm to the significance of the locally listed building.
12. The proposal would not harm the significance of the locally listed building or the character or appearance of the site and the surrounding area. The special interest and significance of the CA would be enhanced. It would therefore comply with Policy SP12 of Haringey's Local Plan (March 2013) Strategic Policies 2013-2026 and Policy DM9 of Haringey's Development Management DPD 2017 and Policy HC1 of the London Plan. Amongst other things, these seek to ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. As a result, the proposal would be in accordance with the development plan taken as a whole.

Other Matters

13. My attention has been drawn to concerns relating to the living conditions of future occupants of the property in terms of space standards, health and safety, fire safety, day light, amenity space and single aspect issues. The Council raise no concerns regarding the living conditions of future occupants and based on the evidence before me I have no grounds to disagree with the Council's assessment in relation to this matter.

Conditions

14. I have attached conditions specifying the timescale for the commencement of the development and specifying the approved plans in the interests of certainty. A condition regarding proposed external materials has also been attached to protect the character and appearance of the CA, which could be submitted following the initial demolition works as part of the proposal.
15. The Council Transport Team suggested conditions relating to cycle parking and storage and waste storage and collection arrangements. As this appeal relates to development to extend an existing property such conditions are unnecessary.

Conclusion

16. For the reasons given above I conclude that the appeal is allowed and planning permission is granted.

C Livingstone

INSPECTOR