WRITTEN REPRESENTATION PLANNING APPEAL

BOOKLET 1

DOCUMENTS 1-14

PHOTOGRAPHS & PLANNING POLICY DOCUMENTS
and
PLANNING APPLICATION DOCUMENTS

2 WALTHEOF AVENUE

London N17 6PL

LB Haringey - Planning File Reference Number : HGY/2015/2040

November 2015

DOCUMENTS

Doc 1 Photographs

2 Waltheof Avenue N17 6PL - Front & Rear Elevations

Doc 2 Photographs

Extension	: Ground Floor	:	106 Risley Avenue N17 Viewed from : Siward Ave & Risley Ave
Extensions	: Two Storey	:	118 & 120 Shobden Road N17 Viewed from : Siward Ave
Extensions	: Two Storey	:	118 & 120 Shobden Road N17 Viewed from : Shobden Rd & Risley Ave
Dormer	: Rear	:	28 Waltheof Avenue N17 Viewed from : Risley Ave & Siward Avenue
Dormer	: Rear	:	128 Risley Avenue N17 Viewed from : Shobden Avenue N17
Dormer	: Rear	:	115 Tower Gardens Avenue N17 Viewed from : Shobden Avenue N17
Dormer	: Flank	:	113 Tower Gardens Avenue N17 Viewed from : Shobden Avenue N17
Dormer	: Rear	:	24 Shobden Avenue N17 Viewed from : Tower Gardens Park N17
Dormer	: Rear	:	246 Risley Avenue N17 Viewed from : Bennington Road N17
Solar Panels	: Rear	:	6 Teynton Terrace N17 Viewed from : Teynton Terrace N17

Doc 3 Map : LB Haringey - Tower Gardens Conservation Area + Article 4 Direction Area Map

List : Property Addresses - Detailed in their groupings (odds & evens) that they are found

Doc **4** National Planning Policy Framework (March 2012)

- Para 12 : Conserving and enhancing the historic environment

Doc **5** Mayor of London ~ The London Plan (March 2015)

The Spatial Development Strategy for London Consolidated with Alterations since 2011

- Para 7.4 : Local Character
- Para 7.6 : Architecture
- Para 7.8 : Heritage Assets and Archaeology

Doc **6** LB Haringey ~ Unitary Development Plan Saved Policies (July 2006)

Policies Saved : March 2013

- UD3 : General Principles
- CV5 : Alterations and Extensions in Conservation Areas

Doc **7** LB Haringey ~ Haringey's Local Plan (March 2013)

Strategic Policies 2013 - 2026

- SP11 : Design
- SP12 : Conservation

Doc **8** LB Haringey ~ Haringey Planning Matters

Tower Gardens Design Guidelines (February 1982)

Doc **9** LB Haringey ~ Supplementary Planning Guidance (SPG)

SPG 3.1 - The Tower Gardens Estate Repair and Conservation Area (30th November 1997)

Doc **10** LB Haringey ~ Supplementary Planning Guidance (SPG)

SPG 2 - Conservation and Archaeology (September 2003)

- Para 4 : Preservation and Enhancement of Conservation Areas
- Para C : Alterations and Extensions in Conservation Areas
- Para D : Materials
- Para C : Article 4 Directions

Doc **11** LB Haringey Leaflet ~ Tower Gardens Conservation Area (1990's)

Doc **12** LB Haringey Application : 2 Waltheof Avenue N17 6PL

Planning File : HGY/2015/2040

Application Details

Doc **13** LB Haringey Application : 2 Waltheof Avenue N17 6PL

Planning File : HGY/2015/2040

Consultations

Doc **14** LB Haringey Application : 2 Waltheof Avenue N17 6PL

Planning File : HGY/2015/2040

Delegated Report

2 Waltheof Avenue N17 7PL



FRONT Elevation (street scene)



FRONT Elevation (street scene)



REAR Elevation



REAR Elevation

DOCUMENT 2



DORMER at : 28 Waltheof Avenue N17

Viewed from : **Risley Avenue** & visable from **Siward Avenue**



DORMER at : 128 Risley Avenue N17

Viewed from : from **Shobden Road**



DORMER at : 115 Tower Gardens N17

Viewed from : from **Shobden Road**



DORMER at : 113 Tower Gardens N17

Viewed from : from **Shobden Road**



DORMER at : 24 Shobden Road N17

Viewed from : from inside **Tower Garden Park** (viewed from behind the Play Centre building)



DORMER at : 246 Risley Avenue N17

Viewed from : from **Bennington Road**



SOLAR ROOF PANELS at : 6 Teynton Terrace N17

Viewed from : from **Tetnton Terrace**



106 Risley Avenue N17

Viewed from : **Siward Avenue** & visable from **Risley Avenue**



118 & 120 Shobden Road N17

Viewed from : **Siward Avenue**



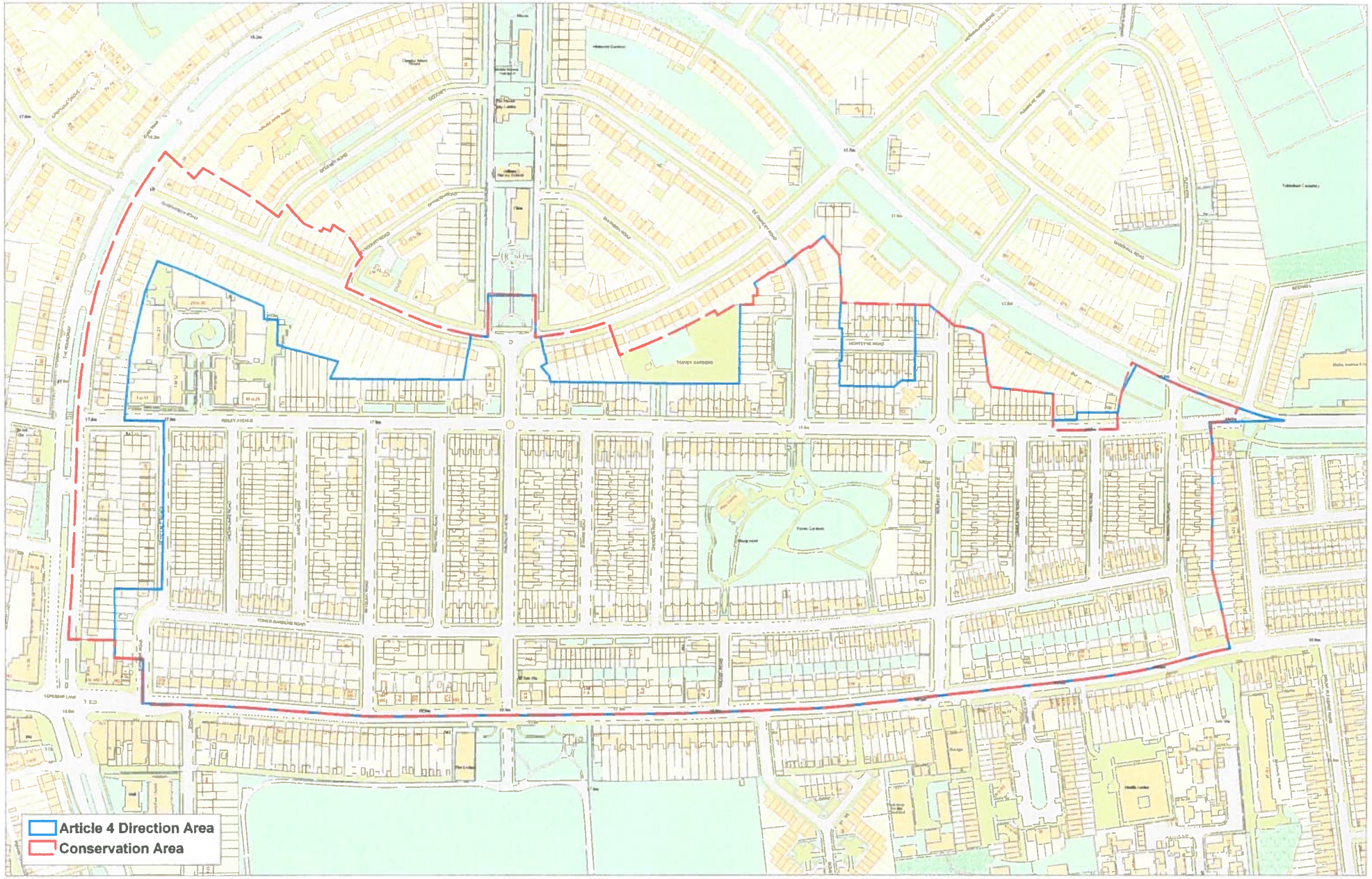
118 & 120 Risley Avenue N17

Viewed from : **Shobden Road** & visable from **Risley Avenue**

DOCUMENT 1

DOCUMENT 3

Tower Gardens Conservation Area Map



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NOVEMBER 2015

TOWER GARDENS

CONSERVATION & ARTICLE 4 DIRECTION AREA

Property Addresses - Detailed in their groupings (odds & evens) that they are found

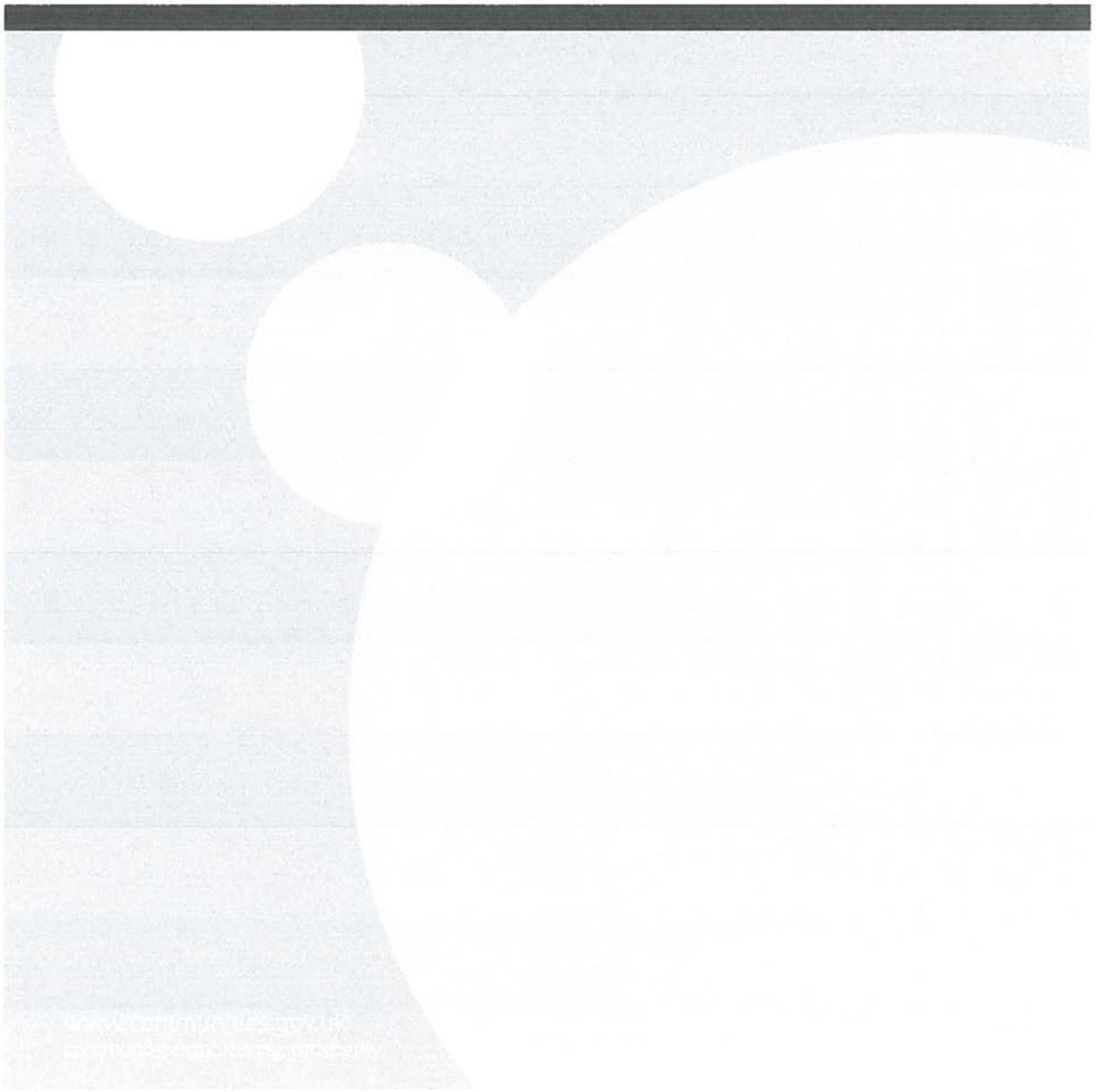
WALTHEOF Avenue	1 - 19	21 - 37	39 & 41		
	2 * - 20	22 - 36	38 & 40	* **Application Dwellinghouse**	
AWLFIELD Avenue	1 - 9 34 - 36	11 - 21	2 - 32		
BENNINGTON Road	1 - 23 6 - 44				
BALLIOL Road	1 - 29 2 - 28				
CHESTHUNTE Road	1 - 23 2 - 24	25 - 43 26 - 44			
CUMBERTON Road	1 - 35 2 - 32				
DE QUINCEY Road	1 - 31 2 - 30				
KEVELIOC Road	1 - 23 2 - 16	25 - 39 18 - 38			
LORDSHIP Lane	140 - 146 332 - 338	148 - 210 340 - 386	212 - 274 388 - 458	276 - 282	284 – 330
MORTEYNE Avenue	26 & 28	25 & 27			

RISLEY Avenue	1 - 11 79 - 85 175 - 183	15 - 25 87 - 117 187 - 209	27 - 41 119 - 145	43 - 49 147 - 161	51 - 77 163 - 173
	2 - 16 88 - 104 188 - 198	18 - 32 106 - 124 200 - 208	34 - 44 126 - 156 210 - 226	46 - 48 158 - 178 228 - 248	70 - 86 180 - 186
SHOBDEN Road	1 - 23 2 - 14	25 - 43 16 - 30			
SIWARD Road	1 - 23 2 - 24	25 - 45 26 - 46			
SPIGURNELL Road	1 - 23 2 - 24	25 - 39 26 - 48			
TEYNTON Terrace	2 - 20	22 - 36			
TOPHAM Square	1 - 12	13 - 24	25 - 36	37 - 48	49 - 60
TOWER Gardens	1 - 15 81 - 97 163 - 173	17 - 31 99 - 113 175 - 193	33 - 43 115 - 127 195 - 213	45 - 55 129 - 141 215 - 232	65 - 79 143 - 161
	2 - 28 78 - 84 158 - 178	30 - 54 86 - 100 180 - 208	56 - 62 102 - 108 210 - 224	64 - 70 110 - 144 226 - 260	72 - 76 146 - 156 262 - 280
WALDEN Road	1 - 7	2 - 9			
WATEVILLE Road	1 - 19 2 - 12	1 - 39 14 - 38			

DOCUMENT 4

Communities
and Local Government

National Planning Policy Framework



12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,[29] including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

29 The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. 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.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.[30] However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

13. Facilitating the sustainable use of minerals

142. Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.

143. In preparing Local Plans, local planning authorities should:

30 Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository.

DOCUMENT 5

MAYOR OF LONDON



THE LONDON PLAN

THE SPATIAL DEVELOPMENT STRATEGY FOR LONDON CONSOLIDATED WITH ALTERATIONS SINCE 2011

MARCH 2015

c design should encourage a level of human activity that is appropriate to the location, incorporating a mix of uses where appropriate, to maximize activity throughout the day and night, creating a reduced risk of crime and a sense of safety at all times
d places should be designed to promote an appropriate sense of ownership over communal spaces
e places, buildings and structures should incorporate appropriately designed security features
f schemes should be designed to minimise on-going management and future maintenance costs of the particular safety and security measures proposed

The above measures should be incorporated at the design stage to ensure that overall design quality is not compromised.

7.10 Measures to design out crime should be integral to development proposals and be considered early in the design process, taking into account the principles contained in Government guidance on 'Safer Places'[211] and other guidance such as Secured by Design'[212] published by the Police. Development should reduce the opportunities for criminal and anti-social behaviour and contribute to a sense of security without being overbearing or intimidating. Places and buildings should incorporate well-designed security features as appropriate to their location and use, which maximise the security of people and property without compromising the quality of the local environment. All spaces should have clear ownership and be managed in a way that states that the space is cared for. Future maintenance of the space or building should be considered at the design stage.

7.11 Buildings and spaces should be designed in a way that clearly defines whether they are public, semi-public or private, and provides opportunities for activity and passive surveillance of publicly accessible spaces from ground and lower floors of buildings. Pedestrian, cycle and vehicular routes should be well defined, and limit opportunities for concealment.

7.12 An integrated mix of land uses throughout a neighbourhood will add to its vitality and security but should be carefully designed to minimise conflict between incompatible activities. Day time and night time uses should be incorporated into development where appropriate to ensure that public spaces are active and overlooked.

POLICY 7.4 LOCAL CHARACTER

Strategic

A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future

211 Office for the Deputy Prime Minster (ODPM), *Safer Places: the Planning System and Crime Prevention*, Thomas Telford Ltd, April 2004 (or any subsequent replacement guidance)
212 Association of Chief Police Officers Project and Design Group, *Secure By Design*, 2004

function of the area.

Planning decisions

B Buildings, streets and open spaces should provide a high quality design response that:

a has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass

b contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area

c is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings

d allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area

e is informed by the surrounding historic environment.

LDF preparation

C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

7.13 The social, cultural, environmental and economic relationships between people and their communities are reinforced by the physical character of a place. Based on an understanding of the character of a place, new development should help residents and visitors understand where a place has come from, where it is now and where it is going. It should reflect the function of the place both locally and as part of a complex urban city region, and the physical, economic, environmental and social forces that have shaped it over time and are likely to influence it in the future. Local character does not necessarily recognise borough boundaries. The Mayor therefore encourages cross-borough working to ensure a consistent approach to understanding and enhancing a sense of character. The Mayor has developed supplementary guidance to help Boroughs with this work.

7.14 The physical character of a place can help reinforce a sense of meaning and civility – through the layout of buildings and streets, the natural and man-made landscape, the density of development and the mix of land uses. In some cases, the character is well preserved and clear. In others, it is undefined or compromised by unsympathetic development. Through characterisation studies, existing character can be identified and valued, and used to inform a strategy for improving the place. This should help ensure the place evolves to meet the economic and social needs of the community and enhances its relationship with the natural and built landscape. The community should be involved in setting these goals for the future of the area (Policy 7.1).

7.15 The Blue Ribbon Network has significant cultural, historic, economic and environmental value to local character. Later in this chapter a range of policies require buildings

and spaces to have particular regard to their relationship to waterspaces in their form, scale and orientation. New development should enhance physical and visual access between existing streets and waterfront sites and, incorporate features that make the best functional use of the site's proximity to a water resource. Buildings and spaces should be designed to activate the Blue Ribbon Network in a way that is appropriate to its character, infrastructure value and heritage significance.

POLICY 7.5 PUBLIC REALM

Strategic

A London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

Planning decisions

B Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way. Landscape treatment, street furniture and infrastructure should be of the highest quality, have a clear purpose, maintain uncluttered spaces and should contribute to the easy movement of people through the space. Opportunities for the integration of high quality public art should be considered, and opportunities for greening (such as through planting of trees and other soft landscaping wherever possible) should be maximised. Treatment of the public realm should be informed by the heritage values of the place, where appropriate.

C Development should incorporate local social infrastructure such as public toilets, drinking water fountains and seating, where appropriate. Development should also reinforce the connection between public spaces and existing local features such as the Blue Ribbon Network and parks and others that may be of heritage significance.

LDF preparation

D Boroughs should develop local objectives and programmes for enhancing the public realm, ensuring it is accessible for all, with provision for sustainable management and reflects the principles in Policies 7.1, 7.2, 7.3 and 7.4.

7.16 The quality of the public realm has a significant influence on quality of life because it affects people's sense of place, security and belonging, as well as having an influence on a range of health and social factors. For this reason, public and private open spaces, and the buildings that frame those spaces, should contribute to the highest standards of comfort, security and ease of movement possible. This is particularly important in high density development (Policy 3.4). Open spaces include both green and civic spaces, both of which contribute to the provision of a high quality public realm (see Policy 7.18). The character of the public realm that leads into major green spaces, especially for pedestrians is key to the integration of green infrastructure and landscape into the urban fabric. Legibility

7.23 The massing, scale and layout of new buildings should help make public spaces coherent and complement the existing streetscape. They should frame the public realm at a human scale and provide a mix of land uses that activate its edges and enhance permeability in the area. New buildings should integrate high quality urban design ensuring an appropriate balance between designing out crime principles and appropriate levels of permeability. Consideration should also be given to the future management of buildings in their design and construction.

7.24 New buildings should achieve the highest standards of environmental, social and economic sustainability by meeting the standards of sustainable design and construction set out in Chapter 5 and by being consistent with the existing or planned future capacity of social, transport and green infrastructure.

POLICY 7.7 LOCATION AND DESIGN OF TALL AND LARGE BUILDINGS

Strategic

A Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings.

Planning decisions

B Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria below. This is particularly important if the site is not identified as a location for tall or large buildings in the borough's LDF.

C Tall and large buildings should:
- a generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport
- b only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building
- c relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;
- d individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London
- e incorporate the highest standards of architecture and materials, including sustainable design and construction practices
- f have ground floor activities that provide a positive relationship to the surrounding streets
- g contribute to improving the permeability of the site and wider area, where possible
- h incorporate publicly accessible areas on the upper floors, where appropriate
- i make a significant contribution to local regeneration.

D Tall buildings:
- a should not affect their surroundings adversely in terms

to help ensure these buildings are delivered in ways that maximise their benefits and minimise negative impacts locally and across borough boundaries as appropriate. It is intended that Mayoral supplementary guidance on characterisation could help set the context for this. In balancing these impacts, unacceptable harm may include criteria in parts D and E of Policy 7.7. Opportunity area planning frameworks can provide a useful opportunity for carrying out such joint work.

Historic environment and landscapes

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.



7.29 London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. Natural landscapes can help to provide a unique sense of place[219] whilst layers of architectural history provide an environment that is of local, national and world heritage value. It is to London's benefit that some of the best examples of architecture from the past 2000 years sit side by side to provide a rich texture that makes the city a delight to live, visit, study and do business in. Ensuring the identification and sensitive management of London's heritage assets in tandem with promotion of the highest standards of modern architecture will be key to maintaining the blend of old and new that gives the capital its unique character. Identification and recording heritage through, for example, character appraisals, conservation plans and local lists, which form the Greater London Historic Environmental Record (GLHER) are essential to this process[220].

7.30 London's diverse range of designated and non-designated heritage assets contribute to its status as a World Class City. Designated assets currently include 4 World Heritage

219 Natural England London's Natural Signatures, The London Landscape Framework. Prepared for Natural England by Alan Baxter and Shiels Flynn January 2011

220 English Heritage. *Conservation Principles, policies and guidance*. English Heritage, April 2008

Sites, over 1,000 conservation areas, almost 19,000 listed buildings, over 150 registered parks and gardens, more than 150 scheduled monuments and 1 battlefield (Barnet)[221]. Those designated assets at risk include 72 conservation areas, 493 listed buildings, 37 scheduled monuments and 14 registered parks and gardens[222]. The distribution of designated assets differs across different parts of London, and is shown in Map 7.1. London's heritage assets range from the Georgian squares of Bloomsbury to Kew Gardens (Victorian) and the Royal Parks, and include ancient places of work like the Inns of Court (medieval in origin), distinctive residential areas like Hampstead Garden Suburb (early twentieth century) and vibrant town centres and shopping areas like Brixton and the West End. This diversity is a product of the way London has grown over the 2000 years of its existence, embracing older settlements and creating new ones, often shaped by the age they were developed. This sheer variety is an important element of London's vibrant economic success, world class status and unique character.

7.31 Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of heritage assets should be of the highest quality of architecture and design, and respond positively to local context and character outlined in the policies above.

7.31A Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see of the benefits of departing from those policies outweigh the disbenefits.

7.31B When considering re-use or refurbishment of heritage assets, opportunities should be explored to identify potential modifications to reduce carbon emissions and secure sustainable development. In doing this a balanced approach should be taken, weighing the extent of the mitigation of climate change involved against potential harm to the heritage asset or its setting. Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal.

7.32 London's heritage assets and historic environment also make a significant contribution to the city's culture by providing easy access

221 English Heritage Data Set 2010
222 English Heritage, *Heritage at Risk*, 2010

to the history of the city and its places. For example recognition and enhancement of the multicultural nature of much of London's heritage can help to promote community cohesion. In addition to buildings, people can perceive the story of the city through plaques, monuments, museums, artefacts, photography and literature. Every opportunity to bring the story of London to people and ensure the accessibility and good maintenance of London's heritage should be exploited. In particular, where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset.

POLICY 7.9 HERITAGE-LED REGENERATION

Strategic

A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

LDF Preparation

C Boroughs should support the principles of heritage-led regeneration in LDF policies

7.33 Based on an understanding of the value and significance of heritage assets, the sensitive and innovative use of historic assets within local regeneration should be encouraged. Schemes like Townscape Heritage Initiatives, Heritage Lottery Fund, Heritage Economic Regeneration Schemes or Buildings at Risk Grants can play an important role in fostering regeneration of historic areas while also promoting the maintenance and management of heritage assets and developing community appreciation of them.

POLICY 7.10 WORLD HERITAGE SITES

Strategic

A Development in World Heritage Sites and their settings, including any buffer zones, should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance and Outstanding Universal Value. The Mayor has published Supplementary Planning Guidance on London's World Heritage Sites – Guidance on Settings to help relevant stakeholders define the setting of World Heritage Sites.

DOCUMENT 6

HARINGEY UNITARY DEVELOPMENT PLAN SAVED POLICIES (post Local Plan Adoption)

Adopted July 2006

Policies Saved March 2013

paid to SPG9, which provides detail on the sustainability statement. In terms of the design statement, context drawings and photos are encouraged, where appropriate.

2.13 The length and complexity of the design and sustainability statements are expected to reflect the size and nature of the site and the type and scale of development proposed. For example, an application for the erection of one new house would be expected to provide much less information than one for a large scheme of 10 new houses.

2.14 The Council wishes to respond quickly and positively to applications submitted for planning permission or listed building consent. Therefore failure to provide any necessary statements is likely to result in applications being returned unprocessed on grounds of insufficient details having been provided or refused if the application cannot be properly considered.

UD3: GENERAL PRINCIPLES

The Council will require development proposals to demonstrate that:

a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance;

b) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;

c) the proposal would not significantly affect the public and private transport networks, including highways or traffic conditions;

d) there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties (including wheelchair users and carers with pushchairs) have been taken into account; and

e) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account.

2.20 New development in the borough should complement the existing pattern of development in that part of Haringey. The criteria above aim to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

2.21 Landscaping details are required to be provided with initial planning applications for new build schemes to ensure that this part of the

Introduction

11.1 Haringey has 28 conservation areas and over 350 listed buildings. Historic buildings are landmarks that create a sense of place and stability. If the well-designed buildings of Haringey's past are taken care of, local people respect, cherish and take pride in them. Historic buildings of interest can also provide a focus for re-designing a local area, to help improve the environment, the economy, and community life.

11.2 Guiding Principles

- Heritage conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride.

11.3 Key Objectives

- To protect buildings of architectural or historic interest and their settings.
- To preserve or enhance the character and appearance of conservation areas.
- To promote the conservation, protection or enhancement of the archaeological heritage of the Borough, including historic parks and gardens and its interpretation and presentation to the public.

CORE POLICIES

CSV4: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

The Council will require that alterations or extensions to listed buildings:

a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;

b) relate sensitively to the original building; and

c) do not adversely affect the setting of a listed building.

11.12 An important part of Haringey's history is written into the pattern of its development, and the image of Victorian and Edwardian terraces and neighbourhoods typifies the borough for many of its residents. Each historic property is an important part of a unified terrace or street. As such, alterations and extensions should have regard to the guidance set out in Conservation and Archaeology SPG2. It is important to preserve the original features such as windows, doors and doorways, garden walls, brickwork, mouldings, chimneys, railings, paths and roof tiles, as the loss of these features greatly affects the overall balance and elegance of whole terraces.

CSV5: ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS

The Council will require that alterations or extensions to buildings in Conservation Areas:

a) preserve or enhance the character of the Conservation Area; and

b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

11.13 Alterations and extensions to buildings in Conservation Areas should have regard to the guidance set out in Conservation and Archaeology SPG2. If the Council feels that a Conservation Area is at risk from the loss of original features or from alterations such as, the demolition of original walls to form parking places in front gardens, the addition of storm porches, or the installation of Unplasticised Polyvinyl Chloride (UPVC) windows, it may issue an Article 4 Direction. This limits the changes a homeowner can make without the Council's permission. There are currently three Article 4 Direction Areas in Haringey, details of which are given in table 11.2. The areas concerned are:

- Noel Park
- Tower Gardens
- Rookfield

CSV6: DEMOLITION OF LISTED BUILDINGS

The Council will protect Haringey's listed buildings by refusing applications for their demolition. In the case of internal demolition work, the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building's interior.

In some cases, if substantial community benefit would result from development, internal alterations may be acceptable in listed buildings. Each case will be judged individually. Further information is available in the Conservation and Archaeology SPG2.

CSV7: DEMOLITION IN CONSERVATION AREAS

The Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.

In some exceptional cases, if substantial community benefit would result from total or substantial demolition of buildings in Conservation Areas the Council may consider this to be acceptable. Each case will be judged on its merits and weighed against arguments in favour of a building's preservation. Further information is available in the Conservation and Archaeology SPG2.

11.14 Haringey's historic buildings and Conservation Areas are cherished landmarks that relate to the borough's history and give it a vital sense of place. Local people want these areas and landmark buildings to be protected.

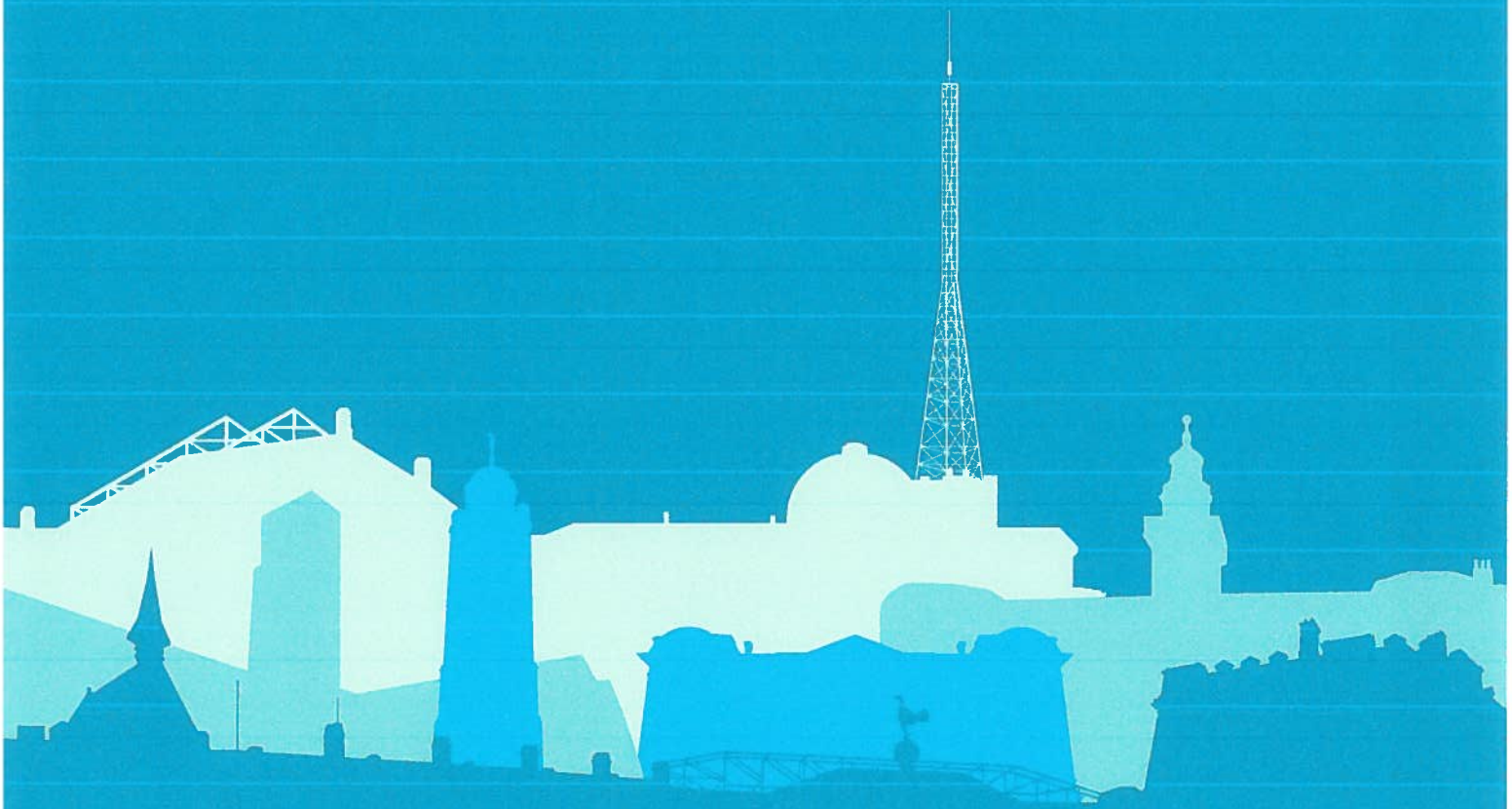
DOCUMENT 7

Haringey's Local Plan

Strategic Policies 2013 - 2026

(formerly the Core Strategy)

March 2013



www.haringey.gov.uk

Haringey Council

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Haringey Council

Planning Policy
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6.1 SP11 DESIGN

6.1.1 Haringey has many special and unique places with historic and modern buildings of the highest quality. As well as preserving our rich heritage, the Council will also be contributing to it by making sure that it only permits new buildings of high quality that will be appreciated by future generations. Urban design is about how the urban environment looks and functions and can have a significant impact on people's quality of life. This will also influence the image of a place, which in turn can affect the economy of an area.

6.1.2 The Council's overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey's need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage.



Heartlands High School

SUSTAINABLE COMMUNITY STRATEGY

The policies below contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS Priorities:

- Reduce the incidence and fear of crime; and
- Provide a better, cleaner public realm and built environment

SP11: DESIGN

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.

High quality design

6.1.3 Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.

6.1.4 The Council will insist on high quality design throughout the borough. In accordance with government guidance in paragraph 64 of the NPPF, the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life (BfL) criteria in the assessment of proposals for residential developments. Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (http://building-in-context.org/).

6.1.5 Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.

6.1.6 The Haringey Design Panel and Design Awards, which were set up in 2005, provide an opportunity to give recognition to and raise awareness of high quality development within Haringey. All major planning applications are referred to the Design Panel.

Sustainable Design and Construction

6.1.7 Layout and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently account for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.

6.1.8 Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)

6.1.9 With predicted change in climate in London, measures against heat island effect, use of cooling and shading techniques and the use of sustainable urban drainage measures are all crucial for creating climate resilient communities. Measures to reduce construction waste and water usage, and design solutions which protect and enhance habitats for wildlife are also key components of sustainable design and construction. Please see the Sustainable Design and Construction SPD for further details.

Safer and Accessible Design

6.1.10 Well designed buildings and spaces are safe and accessible, and respond flexibly to the needs of their users. Good access benefits everyone but many people are disadvantaged by poor access to facilities. These disadvantaged and vulnerable groups, including disabled people, people with children in pushchairs and the elderly can be particularly affected by poor access, by difficulties in reaching facilities or difficulties in using the facilities themselves.

6.1.11 The Council requires new buildings and spaces to be inclusive and accessible to all. Design and Access Statements will be required for developments to show how the principles of inclusive design and access for all have been integrated into the proposed development. See SP2 Housing on Lifetime Homes and Wheelchair Accessible Housing.

6.1.12 In addition, making roads and pavements, and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will ensure good quality access and circulation arrangements, including improvements to existing routes and footways.

Landscaping and public realm

6.1.13 High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built up areas to revive the hard landscaping and provide shade, as well as provide habitats for wildlife. The Council will expect development schemes to provide a high standard of hard and soft landscaping and of boundary features such as walls and fences and private gardens.

6.1.14 The Council will encourage appropriate use of landscaping in the form of green roofs and brown roofs which have a number of environmental benefits, such as providing wildlife habitats, in helping to cool and insulate buildings and in retaining water and helping to reduce flooding, in addition to being visually attractive.

Tall Buildings

6.1.15 Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its town centres. The exception is Wood Green town centre, where buildings within its core area range between 4-9 storeys

6.1.16 The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan.



Tottenham Town Hall

6.1.17 As noted in SP1, the Council will prepare Area Action Plans (AAPs) for the areas identified in Section 3.1. As part of the evidence base for each of these areas, an Urban Characterisation Study (UCS) will assess the urban character of each area concerned, including a sufficient assessment of the surrounding area to consider the context affected by the proposals in the AAP. These Characterisation Studies will examine the case for tall and large buildings and whether there are suitable locations within the area.

6.1.18 The Council considers that currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall or large buildings. This is because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/ Wood Green) and have existing adopted Masterplan Frameworks. Any AAPs and associated Characterisation Studies for these areas will supersede these established suitable locations for Tall and Large Buildings with their recommended locations (if any). Elsewhere tall buildings are considered inappropriate to Haringey's predominantly 2-3 storey residential suburban character until shown otherwise, for example, in AAPs and UCSs.

6.1.19 The Criteria for Siting and Design of Tall and Large Buildings will be described in detail in the Development Management Policies.

6.1.20 In all cases, the design of tall buildings should comply with the recommendations contained in the CABE / English Heritage 'Guidance on Tall Buildings' (July 2007). It sets the criteria for evaluating proposals for tall buildings and promotes a plan led approach to tall buildings.

INDICATORS

Monitoring

6.1.21 SP11 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

6.2 SP12 CONSERVATION

SP12: CONSERVATION

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

Haringey's heritage

6.2.1 Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:

- 471 Statutory Listed Buildings of Special Architectural or Historic Interest;
- 1150 Locally Listed Buildings of Merit;
- 29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);
- 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
- 34 Local Historic Green Spaces;
- 23 Designated Sites of Industrial Heritage Interest; and
- 22 Archaeological Priority Areas.



Bruce Grove



Dial House, Tottenham

6.2.2 The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. It also supports local economic competitiveness (by providing attractive places for people to live and work) and promotes community cohesion through shared culture and identity. The borough's built form is made up of a series of residential communities centred around a commercial core, each with their own unique identity that developed around the distinctive characteristics of the borough's historic centres (Highgate, Hornsey, and Tottenham). The settlement pattern has followed the historic routes that radiate north from the City of London, around which, small rural villages developed during the medieval period. Throughout history, these settlements have been expanded, with earlier buildings being interwoven with, or replaced by later development. Haringey experienced rapid development during the 19th Century as a result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic.

6.2.3 The residential housing within the historic areas can be generally characterised by its period. Throughout the borough, but largely within Highgate and Tottenham, there are Georgian buildings which are typically large detached or semi-detached houses and villas or grand terraces, with large gardens to the rear.

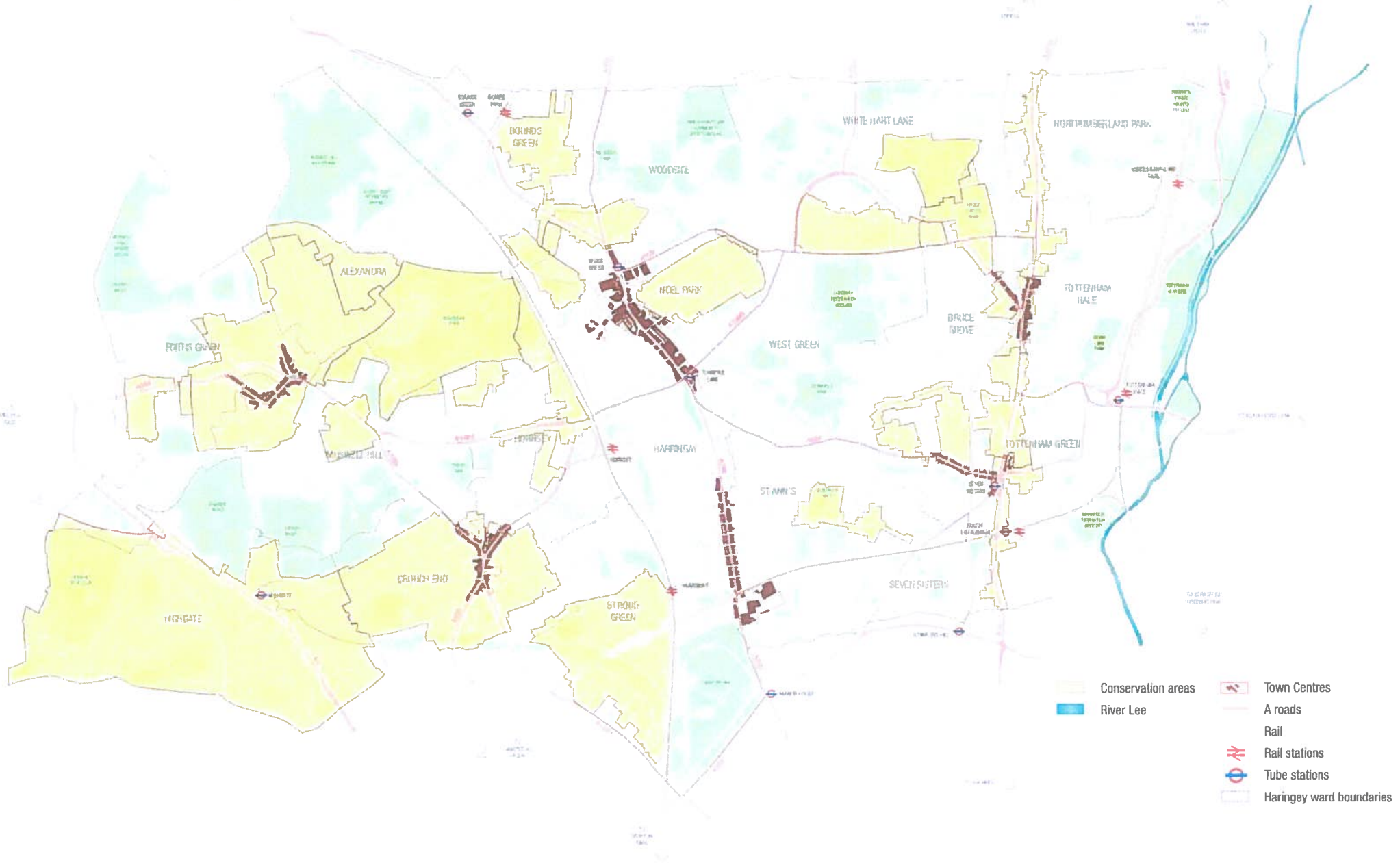
6.2.4 The coming of the railways from the 1850's onwards led to rapid urbanisation; by 1900 much of Haringey had been transformed from a rural environment to an urban one. Development followed the routes leading to central London. The Great Northern Railway line is the effective east/west divide in Haringey, and bisects the borough into two parts with Wood Green on the east side and Hornsey on the west side.

6.2.5 Most of the 19th Century development can be characterised as a mixture of detached, semi-detached and terraced housing, typically laid out in a traditional perimeter block form with frontages facing the street and with private rear gardens. They are designed with a variety of architectural detailing, but are mainly two or three storeys in height and usually of brick with slate or clay tiled roofs. As a result, they create visually and socially coherent uniform street scenes and neighbourhoods of distinctive suburban character and appearance.

6.2.6 20th Century development has consisted mainly of public and private housing estates on what remained of the open farmland, such as Tower Gardens, Rookfield, Broadwater Farm and White Hart Lane Estates. The borough also has some fine examples of 20th Century modernist apartment buildings, most notably Lubetkin's Highpoint I and II (Grade I listed) in Highgate. However, it is recognised that post-war development in the borough has not always been of the highest quality design, or sensitive to its setting. As such, the Council will seek to ensure that future development will be of the highest possible quality of design as well as meeting the Council's green agenda.

6.2.7 Green Lanes is an ancient thoroughfare along which cattle were driven from Hertfordshire towards Smithfield Market in London. Since late medieval times small hamlets emerged at intersections with Green Lanes, however, the area retained its rural quality until the mid nineteenth century with the arrival of the railways. The railway enabled the rapid mass transportation of workers into Kings Cross and had a marked impact on the subsequent urbanisation of the area. Wood Green is now a busy Metropolitan town centre. Its High Road, the main shopping spine, is part of Green Lanes and stretches from Wood Green tube station to the next station along the Piccadilly line, Turnpike Lane. The character of Green Lanes down to Manor House reflects the diverse range of communities with sizable commercial and residential populations of Greeks, Turks, Cypriots and Kurds.

Figure 6.1: *Conservation Areas*



Haringey's character

6.2.8 The Council recognised, with the statutory introduction of Conservation Areas, that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.

6.2.9 The section below describes these two very different Conservation Areas.

Highgate

6.2.10 Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air in close proximity to the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.

6.2.11 Many of the large villas and their grounds have been replaced by more compact housing, though Cromwell House (104 Highgate Hill) remains a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.

6.2.12 Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.



Tower Gardens Conservation Area

6.2.13 The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features. Please see SP1 for the Council's approach to areas of more limited change. It is important to note that the responsibility of Highgate Conservation Area is divided between the boroughs of Haringey and Camden, the boundary between which, runs down the middle of Highgate High Street. The Council will continue to work with the London Borough of Camden to ensure the conservation area continues to be protected.

Tottenham High Road Historic Corridor

6.2.14 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development.

6.2.15 Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and, occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix.

6.2.16 The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent to the Tottenham High Road Historic Corridor, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.

Strategic and Local Views

6.2.17 In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important Landmark Viewing Corridor: London Panorama 1. Proposed developments within London Panoramas should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. Haringey has sought to take account of this strategic view and promotes its protection against the impact of development proposals which fall within the boundaries of the following zones:

- The viewing corridor (the direct view from Alexandra Palace to St. Paul Cathedral);
- The wider setting (the area immediately surrounding the viewing corridor affecting its setting);
- The mid-ground (the high ridge area where any development higher may be visible from the viewpoint); and
- The foreground (the open landscape with sloping park).

6.2.18 In addition to the strategic view, there are also many local views within the borough. The Council will consider the impact of a scheme in terms of townscape, landscape and skyline, and will seek to ensure that development is compatible with such views in terms of setting, scale and massing. The Council will resist proposals that we consider will cause harm to these views.

6.2.19 The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park and other public parks on the Local Register of Historic Parks and Gardens;
- Views into, within and from Conservation Areas; and
- Views of listed and landmark buildings and monuments.

6.2.20 The Local Views will be identified in a schedule within the Development Management Policies and the proposed Conservation SPD. The Council will refer to English Heritage guidance 'Seeing the History in the View' when producing its list of Local Views.

INDICATORS

Monitoring

6.2.21 SP12 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

Key evidence and references for SP11 and SP12

- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Sustainable Design and Construction Supplementary Planning Document, London Borough of Haringey 2013
- Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008
- Design and Quality Standards, Homes and Communities Agency 2007
- Guidance on Tall Buildings, CABE/English Heritage 2007
- London Plan, Mayor of London 2011
- National Planning Policy Framework March 2012
- A Practical Guide to Implementing PPS5 (English Heritage, March 2010).
- Bruce Castle Conservation Area Character Appraisal (March 2009)
- St Ann's Conservation Area Character Appraisal (March 2009)
- Clyde Circus Conservation Area Character Appraisal (March 2009)
- Muswell Hill Conservation Area Character Appraisal (February 2008)
- Wood Green Common Conservation Area Character Appraisal (February 2008)
- Trinity Gardens Conservation Area Character Appraisal (February 2008)
- Crouch End Conservation Area Character Appraisal (September 2010)
- Historic Environment Planning Practice Guide Department of Communities and Local Government (2010).

DOCUMENT 8

HARINGEY PLANNING MATTERS

Tower Gardens Design Guidelines

Important notice

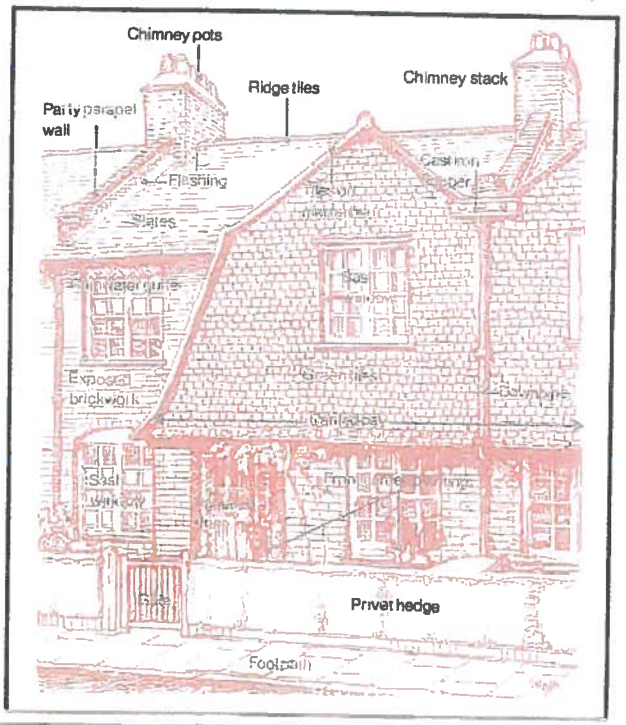
Please do not make any changes to the external appearance of your house without first reading this leaflet. Even minor alterations including rendering, pebble dashing, new windows, or porches, boundary walls and fences now require planning consent from the Council. It is not intended to stifle change, but merely to make sure that alterations are in keeping with the original design.

Historical background

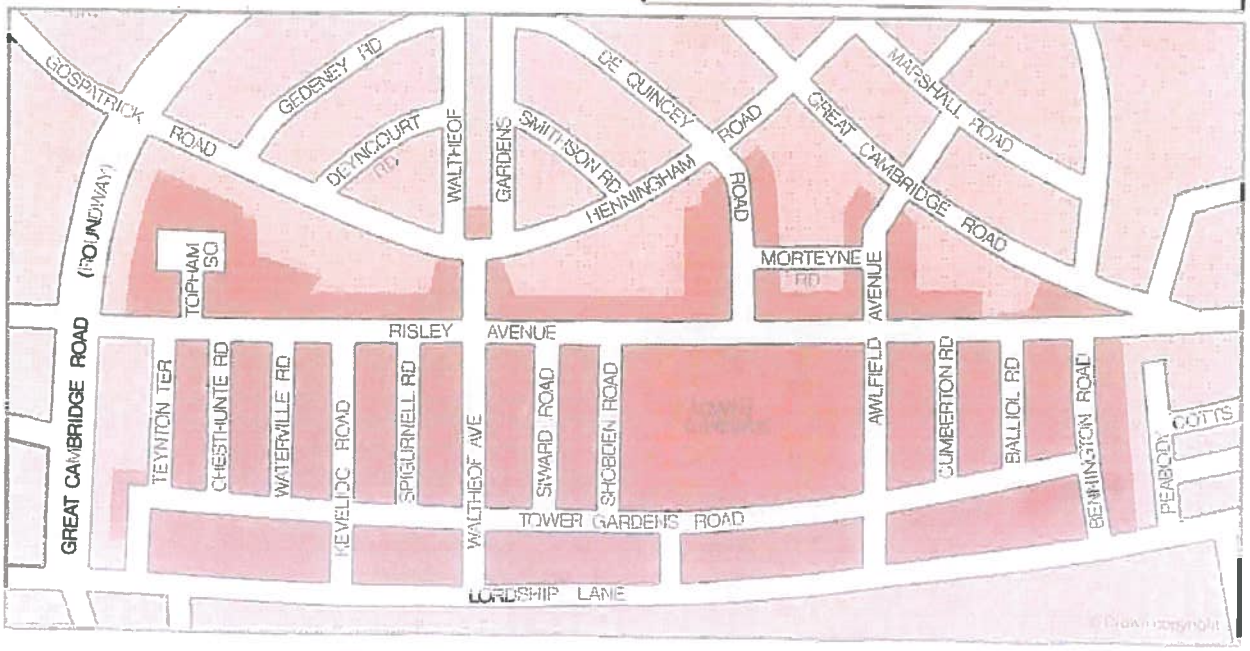
The Tower Gardens area is of architectural and historic importance. Historically it is one of the first public housing estates in England. It was designed and laid out according to the principles of the "Arts and crafts" movement, and these are reflected in the care that went into the simple details that give it a 'garden city' appearance. The London Borough of Haringey, as the body locally responsible for town planning, made it a conservation area in 1978. The idea is that Tower Gardens should be specially looked after and preserved for the benefit of future generations.

Even so, the conservation area is a place to live in, not a museum exhibit. Many of the houses need work to make them comfortable, but building work brings with it many temptations to do things differently. The danger is that if things are done differently, the area will lose most of the features that make it historically important. This leaflet sets out to tell you what to look out for and when to go carefully so as to respect the intentions of the original architect. If everyone is careful enough the estate will become a very pleasant place in which to live — and property values will benefit too.

This guide deals with those parts of the buildings upon which insensitive alterations could have the greatest effect. Repair and maintenance are also key factors in keeping the original character and in preventing long term expense.



Tower Gardens Conservation Area



Roofs

TILES: Plain brown clay tiles are used for slopes, and shaped tiles for ridges and hips.

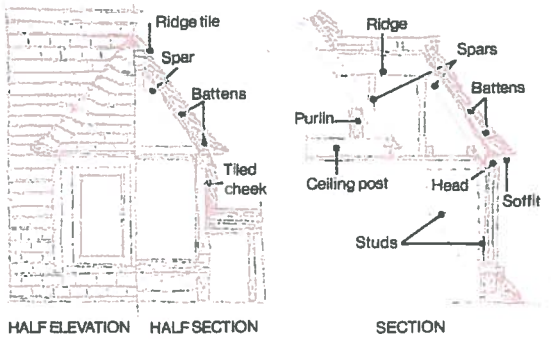
The tiles are fixed by clay nibs and nails to wooden battens, or in a lime mortar bed.

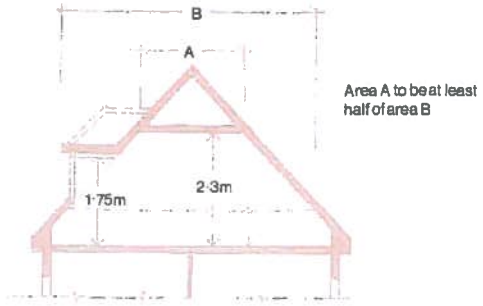
Problems are likely to be caused by broken tile fixings as well as broken tiles. But often the majority of existing tiles can be re-used.

New tiles should be clay and match the existing in type and colour. New tiles will be brighter than smoke-stained originals, so they should be laid to the rear, re-using the old tiles on the front.

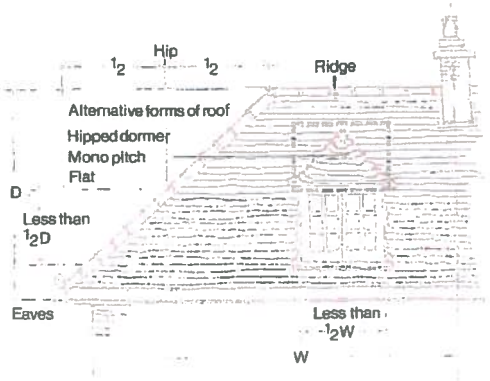
SLATES: A number of terraces have slate roofs. Old slates should be replaced with new slates or, if this is not feasible the roof should be re-laid with remnants of the old slates, or with second-hand slates and the back should be re-laid with a material of a similar colour, texture, size and shape. Surface coating should not be applied to the old slates due to its limited life and poor appearance.

FLASHINGS: These are in lead or zinc and protect openings and junctions between the roof and party parapet walls and chimney stacks.





SIZE OF NEW DORMER WINDOW



Where deterioration and water penetration occurs, repairs should match existing materials in appearance and remain unpainted.

GUTTERS & PIPES: Rainwater gutters and downpipes are of a variety of styles, originally in cast iron.

Problems will occur with cracked pipes, blockage and broken fixings. But regular maintenance will minimise defects.

Repairs and renewal should preferably be in cast iron, painted black. Black plastic is an alternative if sympathetic to the original style, but is generally less robust.

CHIMNEYS: Chimney stacks are tall and of a simple design, forming an important skyline feature. They are built in brick to match the house and pots are plain or vented and set in a mortar bed.

Repairs may be necessary to stabilise the chimney, but reduction in height or removal of pots is not recommended.

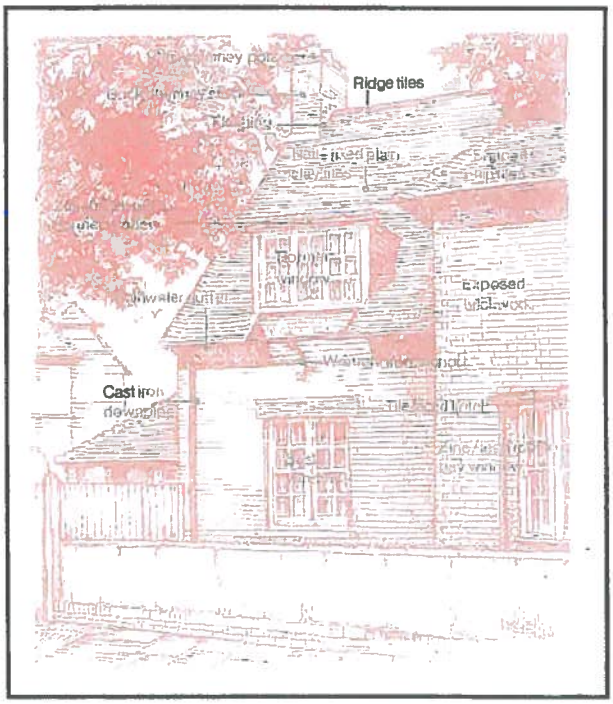
Take care with siting of television aerials, rooflights, vents etc. so they will be as inconspicuous as possible. Tank housings should be avoided and if required, located internally.

DORMERS: Only a small proportion of the cottages in the Estate have dormers as in Topham Square or in properties facing Lordship Lane. But they are important design features and complement the windows on the facade below.

Repairs should match the existing materials.

The roof spaces in most other properties are very small and there seems to be no scope for loft conversions.

Where loft conversions are possible, dormers should not be built where they can be seen from the street, so as to preserve the original appearance of the roof.



Walls

Most of the ground floor walls are of red or yellow-grey brick laid on lime mortar. First floors are similar, except in some cases they are finished in rough cast or render. Some are clad in black clay tiles or green slates.

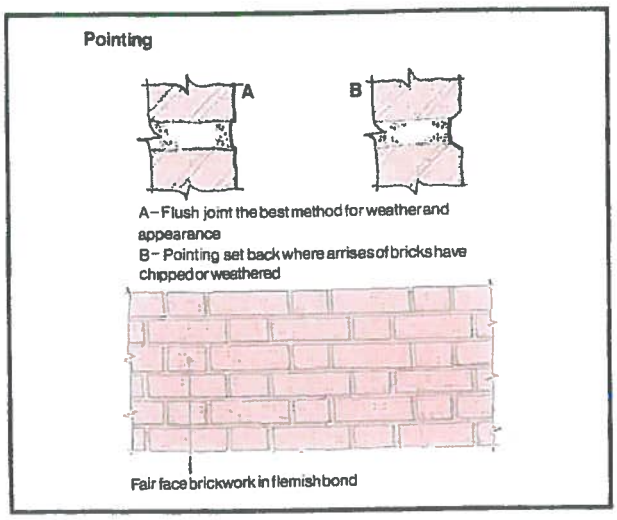
Problems are likely to be found in the pointing of brickwork; in cracked and discoloured rough cast or render; and broken tile or slate fixings.

In some cottages a number of bricks have weathered very badly. They are cracked, decayed and worn out.

Repointing should be done with lime mortar carefully matching the existing mix, texture and colour. Portland cement is not

recommended because of its inflexible quality as against the softness and flexibility of lime mortar. Original rendering or roughcast with flaked paint or cracks should be cleaned and consolidated with a cement-lime-sand mix.

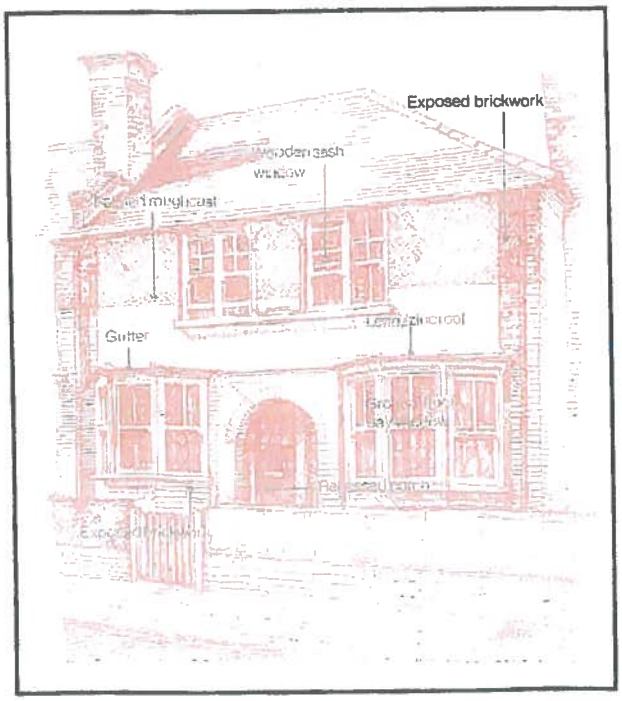
Decayed bricks should be replaced with bricks of similar quality and colour, laid in the same pattern as the original, known as "Flemish bond." Tiles and slate cladding to walls should be retained. For repairs; refer guidelines under "roofs" section.



Colour

The majority of terraces with rough cast finish have a dirty, dark grey appearance where no repainting has been done for a long time. Some of the streets have a uniform salmon pink colour for terraces on both sides. Recently an unattractive patchwork effect is emerging where individual cottages have been repainted in a variety of colours or rendered in artificial stone and pebbledash in light purple, without any consideration for retaining the uniformity of the street as a whole.

Complete terraces and preferably the whole of the shorter streets should have a uniform colour scheme either in white, cream, salmon pink, light grey or light green. Colour should never be applied to outside brickwork.



Bays

Bays are an important architectural and functional feature with a variety of forms. They are formed with squared or half-hexagonal projections on the ground floor or on ground and first floors to take windows. The area between the ground and first floor windows in the case of a two storeyed bay is often rough cast to differentiate the bay from the rest of the facade.

The main problems are decayed roofs, gutter, windows and flashing in the case of ground floor bays. Repairs should be made to match existing materials.

No bay should be extended, or new bay or bow windows added to the fronts of the houses.

Windows

Windows are of wooden sash or casements painted white, with small panes forming a uniform feature in the composition of the terraces and the street scene.

Problems are caused by decayed wood in the frames and cills. Complete renewal is seldom necessary.

Repairs should be made by removing decayed wood and grafting in a new piece to match the existing. Decay can be minimised by maintaining the putty to the glazing and regular painting. When complete replacement is necessary at the front this should be in wood. The new mullions, transome and glazing bars should match the design of the existing window.

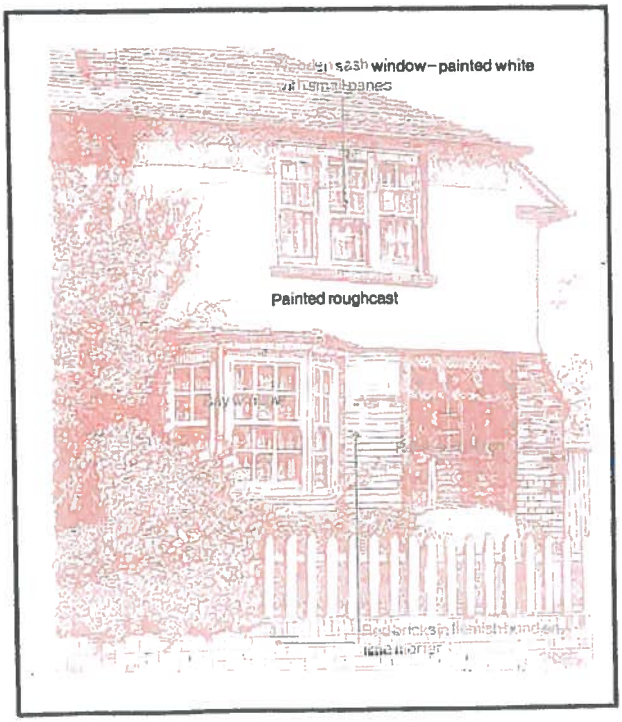
Aluminium picture windows without glazing bars are therefore not suitable.

Draught and sound proofing should be carried out without interfering with the appearance of the frontage.

Remember that stopping all draughts may cause ventilation problems and condensation.

The use of proprietary sealants to poorly fitting windows and secondary glazing behind existing windows is preferred to new double glazed windows with a different design in aluminium frames.

If fixed windows are preferred with permanent ventilation at the top the design of the existing windows in the terrace should be retained with modifications to suit new requirements.



Replacing existing windows in smaller or larger openings destroys the character and visual amenity of the terrace and the street scene as a whole, and are not acceptable.

Doors and Porches

Doors are normally panelled, painted and glazed with six panes of glass at the top. Doors are normally combined in pairs to form projecting or recessed porches in an interesting variety of designs. Their retention and repair is recommended.

Porches generally have an arched opening leading to a lobby with two front doors. They should not generally be fitted with new glass doors nor should the entrance lobbies behind the arched openings be sub-divided into two separate compartments.

Both these alterations destroy the uniformity of the street frontage.

An exception to this rule could be north facing dwellings with the front doors opening directly into the lounge, with no possibility of creating a new internal lobby. In such a case the design of new doors in existing porches should be prepared in consultation with the Planning Service.

Canopies

Canopies to bay windows, porches and doors are of wood with lead or zinc flashings to the roof incorporating rain drops or gutters and downpipes.

Problems are likely to be confined to a small section of wood, zinc, or lead.

Repairs should be in matching materials.

All existing features should be retained. There should be no additions.

Some examples of doors and porches



Rear and Side Extensions

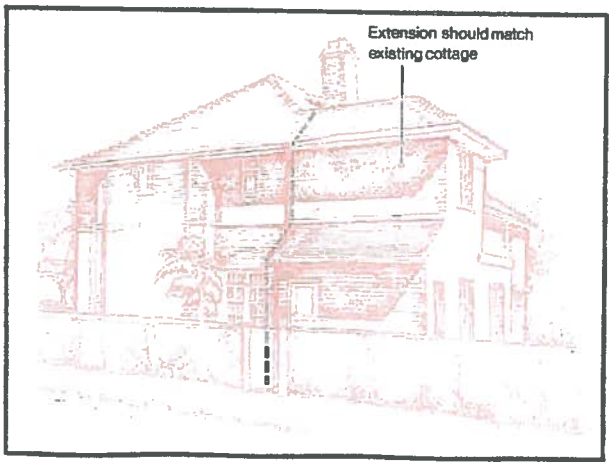
New extensions provide valuable extra space for kitchens or new bathrooms etc. which are necessary for a modern household.

Problems occur when their design and form destroy the uniformity of the original cottage, adjoining properties and the Estate as a whole.

Proposed extensions should therefore not dominate the existing house or be conspicuous form the road. They should be single-storey, and their form, materials, doors and windows should match he existing cottage.

Due to a recent amendment to the General Development Order, all two-storey extensions to terraced houses now need planning permission.

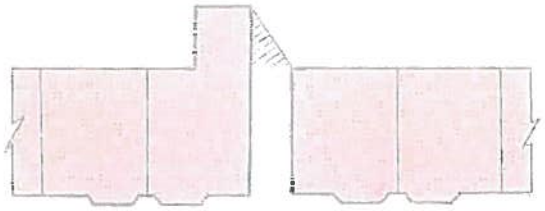
Please note that any alterations at the rear which involve changes like new pebble-dashing etc. to any part of the house facing a road will also need planning permission, because of the 'Article 4' Direction.



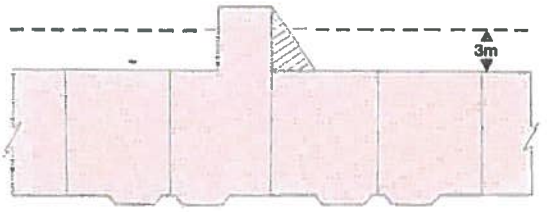
Sunlight and daylight

Extensions should not significantly reduce sunlight and daylight to adjacent windows. This consideration often restricts side or rear extensions especially where a second floor is involved. In the middle of terraces it is usually desirable to limit extensions to 3 metres maximum. Rear extensions at ends of terraces could be slightly deeper because they will not overshadow neighbouring dwellings.

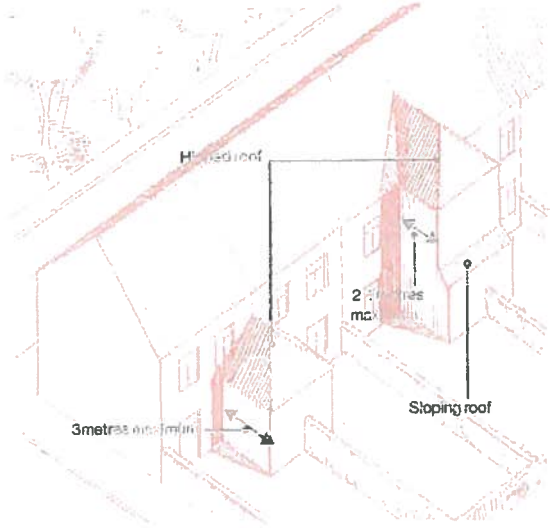
Short rear extensions would also preserve for use and enjoyment a reasonable portion of the small rear gardens in the estate.



End of terrace extension may overshadow adjacent property but without reducing daylighting



Middle of terrace extension will overshadow adjacent property and may reduce daylighting
To reduce overshadowing, extensions to terraces should be limited to 3 metres



Forecourt

Although gardens are generally well planted and maintained, problems sometimes occur with poorly maintained fences or hedges and the replacement of hedges by boundary walls.

Existing common forecourts facing terraces, set further back from the road, should not be subdivided by new fences or hedges.



Remember that existing fences, hedges and gates are important features of the street scene and the estate. Planning permission is required for alteration or removal of any of these features. New or replacement hedges should be of privet or other plant similar in appearance.

New hardstandings are not acceptable. Dumping of refuse and furniture in forecourts of vacant properties is a criminal offence punishable by a fine of up to £200 and/or three months imprisonment under the Refuse Disposal (Amenity) Act 1978. Such incidents can be reported to the enforcement officer, Cleansing Service on Tel. no. 801 7111 ext. 31.

Street Trees

Although landscaping is dominated by the continuity of hedges and shrubs in the forecourts, small trees like robinia bessoniana (a variety of acacia) and other small or medium-sized compact trees line many of the roads and give a semi-rural, rustic character to the area which is an important feature of the estate.



Legislation

The Town and Country Planning Act 1971, Section 277a sets out that buildings in conservation areas shall not be demolished without the consent of the Planning Authority.

Section 8 of the Town and Country Amenities Act 1974 further provides for the protection of trees in conservation areas and provides that before cutting down, up-rooting, lopping or topping of any tree in a conservation area, six weeks notice must be served on the Council.

On the 15 December 1981 the Secretary of State for the Environment confirmed a Direction under Article 4 of the General Development Order 1977, withdrawing certain permitted development rights. Therefore, in addition to development which normally requires planning permission, the Direction means that express planning permission is now required to carry out the work described below;

1. All enlargements, improvements or other alterations to the front of a house, or any side which faces a road.
2. The erection or construction of a porch outside any door at the front or side.
3. The construction in the garden of a house of a hardstanding for vehicles.
4. The erection or construction of gates, fences, walls or other means of enclosure and the maintenance, improvement or alterations of gates, fences, walls and other means of enclosure if the development is on a highway or in front of the building.
5. Painting of any exterior brickwork or rendering or pebbledashing at the front or side.

Financial Aid

Materials and workmanship needed for a sympathetic repair job are more expensive than average. There is some possibility of financial help towards the extra cost. Subject to funds being available, the London Borough of Haringey, the Greater London Council and the Department of the Environment are all able to help.

Further Information

The planning service is aware that housing maintenance, improvements and rear extensions in this estate are essential for the future stability, value, enjoyment and usefulness of your property.

In the hope of helping with the improvement of your area, the planning service is keen to discuss with you any problems concerning the design and appearance of properties in the Tower Gardens conservation area.

Any ideas for further improvements to your area would also be welcome. For example would it be useful to compile a list of appropriate materials, suppliers and builders?

If you have any further ideas of comments, please contact Mr. Bhojraj of the Planning Service at the Town Hall, The Broadway, Crouch End N8 9JJ. Tel: 340 3220 extension 249.

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DOCUMENT 9

SUPPLEMENTARY PLANNING GUIDANCE

The Tower Gardens Estate Repair and Conservation Guide

The Tower Gardens Estate is specially protected from changes that would affect its special historic and architectural character. Changes must not be made without obtaining planning permission.



SPG 3.1

30 NOVEMBER 1997

Produced by Haringey Planning and Programmes Service, Directorate of Technical and Environmental Services
639 High Road
Tottenham
London N17 8BD

0181 808 1066

Supplementary Planning Guidance (SPG) is produced to give helpful guidance to people preparing planning applications.

SPG supplements the policies contained in the Haringey Unitary Development Plan (UDP). The UDP is the statutory land use plan for Haringey. Guidance given in each SPG is consistent to and cross-referenced to appropriate UDP policies. The guidance given in the SPG will be taken into account when staff consider planning applications.

Categories of SPG that are available -

1 General development
2 Housing development
3 Conservation
4 Neighbourhood plans
5 Planning briefs
6 Advertisements
7 Shopfronts

Translations of this SPG are available by contacting Policy Division administration on 0181 808 1066 x5217

Price £5.00

ISBN 0 907705 85 5

HARINGEY COUNCIL

Special controls over changing the appearance of property

The Tower Gardens Estate is specially protected from changes which could affect its special historical architectural character. You must not carry out any of the following without obtaining planning permission:

- **Any demolition or partial demolition:** Including removal of chimney pots or stacks, windows, doors, fences or hedges. Unauthorised demolition is a criminal offence for which both the owner and the builder can be prosecuted.
- **Any external alteration or enlargement:** To the front of the house or any side which faces a road. This includes insertion of raised vents in the roof. A neighbouring house may have been altered but this does not mean that a similar change is acceptable.
- **Changes to doors and windows:** For detailed guidance on what is acceptable see the design guidance.
- **Painting of brick or roughcast:** The paint colour of rendered surfaces was specified by the original architects and should not be changed.
- **Any change to roof materials:** Replacement of slate roofs with artificial slate products is not permitted.
- **The construction of a porch to the front or side of any house:** Infilling of open or recessed porches is not permitted.
- **Any change to boundaries:** This covers gates, fences garden walls and hedges in front of the house or facing a road.
- **Construction of hardstandings:** These are hard car parking surfaces on land around the house.
- **Replacing a shopfront:** The design of new shopfronts requires planning permission. Removal of an original shopfront will not be permitted.

This guide spells out the character of the Tower Gardens Conservation Area and the maintenance standards needed to preserve and enhance it. The Tower Gardens policies and the guide's advice apply equally to privately owned and Council owned property, Council housing and the Highways Department. Compliance with the policies and the guide are the criteria against which proposed work is judged.

The guide seeks to give householders an indication whether their ideas will require planning permission, whether they are likely to be acceptable and how to go about implementing them. Also how to take informed decisions about regular maintenance, recognising defects and carrying out 'invisible' repairs of reinstatements, adapting sensitively and allocating resources wisely. All of which best preserve character.

The guide is also a statement of the standards the Council will apply to the maintenance of its own properties and to the streets and open spaces.

Conservation is important. As with the environment generally, it makes economic and practical sense to preserve, repair and recycle wherever possible rather than demolish, replace or destroy that which has taken so long to build, mellowed with age, shown the beauty of craft traditions and become part of our cultural memory and continuity.

The object of conservation is not to make old buildings look new, remove or obscure existing work of quality, restyle or make them look 'different' in the mistaken hope that they will look better. Any of these actions are likely to detract from their appearance, character, history and value.

Enforcement

It is a criminal offence to demolish a building. Removal or alteration of windows, doors or roofing materials or any other features which effect appearance, requires Planning Permission. The Council will take enforcement action wherever necessary. You or your builder may face criminal prosecution and be ordered to replace what was removed or rebuild what was demolished.

WHY IS TOWER GARDENS SPECIAL?

The Tower Gardens Estate has a very special place in the history of Council Housing building. It was one of the first "garden suburbs" in the world and its architecture is of extremely high quality. This first part of this conservation guide explains the special *historical* importance of the estate and the character of its *architecture*. The second part of the guide explains how repair work should be carried out, setting out what the special laws which apply to the estate require you to do. These standards must also be followed by the Council in the repair of Council owned property.

Finally the third part of this guide explains the Council's management policy towards the estate and how this relates to planning control.

History

At the turn of the century Tottenham was a village-suburb served by new railways and at the end of the tram lines. It was surrounded by fields which the newly formed London County Council (LCC) could acquire using as yet hardly used powers to buy land and build Council Housing. Earlier experiments in housing design for workers had produced beautiful picturesque estates modelled on traditional rural housing, such as Port Sunlight in Cheshire, Bourneville and New Earswick near York. They were designed by some of the most progressive architects of their day and funded by rich social reformers. Their architectural philosophy respected co-operation between architects and craftsmen and was called the 'Arts and Crafts Movement'. Under the LCC , Britain was to pioneer and lead the world in planned social housing. The LCC wanted to improve housing conditions for the working classes by providing well constructed, healthful homes in pleasant surroundings for rent.

The provision of local authority housing to supply the needs of working people only became possible following an 1885 Royal Commission Enquiry into the provision of housing for working people. The result was the 1890 Housing of the Working Classes Act. Part 3 of the Act, for the first time, gave general powers to local authorities to build housing for the needs of working people.

The LCC did not decide to use its radical Part 3 powers until 1898 when Ebenezer Howard published 'Tomorrow-A peaceful path to real reform'. This was the book which launched the Garden City movement and Town Planning. Immediately after its publication, the Jewish entrepreneur Samuel Montagu (later made Lord Swaythling) donated £10,000 to purchase land and build at lower density to provide accommodation in a 'garden suburb' setting. This donation was tied to the rehousing of Jewish workers resident in the Tower Hamlets parishes and required an area of land to be set aside for public gardens: hence the name Tower Gardens.

Between 1898 and 1914 the LCC provided 2,915 housing units on four estates at Tooting, Hammersmith, Croydon and at Tottenham. The 954 housing units on Tower Gardens form about one third of the total and make it the largest enterprise. Tower Gardens was also the first LCC estate to be built outside the LCC area. Tower Gardens was the foremost housing achievement of the early London County Council . It demonstrates the unequalled idealism, boldness and scale of operation of the early LCC under the Progressive Party, whose political will brought together the professional skills and financial resources to undertake such large scale social housing projects.



● *1913 Ordnance Survey map showing roads in phase 1 development and fields to the north and south.*

Now that Council Housing Estates are being sold off or transferred to housing associations, the special historic importance of the Tower Gardens experiment can be reassessed. Its survival largely intact to the present day, together with its architectural quality have given it special importance worthy of the most vigorous measures towards its conservation.

Architecture

The LCC created a 'Housing of the Working Classes Branch' of the architects department under the famous W.E. Riley, a Brother of the Art Workers' Guild. Riley gathered around him thirty young like minded architects. In Tottenham, 225 acres of land was purchased in 1901 and at first accommodation for 33,000 people was planned, mainly in 2 storey cottages and flats over shops. The final projected population was just 1,000 more than Ebenezer Howard's ideal Garden City population. However, the election of the Moderate Party in 1908 changed the plans, some of the land was sold for private development and after the war the winding lanes of the White Hart Lane estate north of The Roundway were constructed. The Tower Gardens Conservation Area covers the part of the White Hart Lane Estate built before 1915 plus the flats in Topham Square built in 1924.

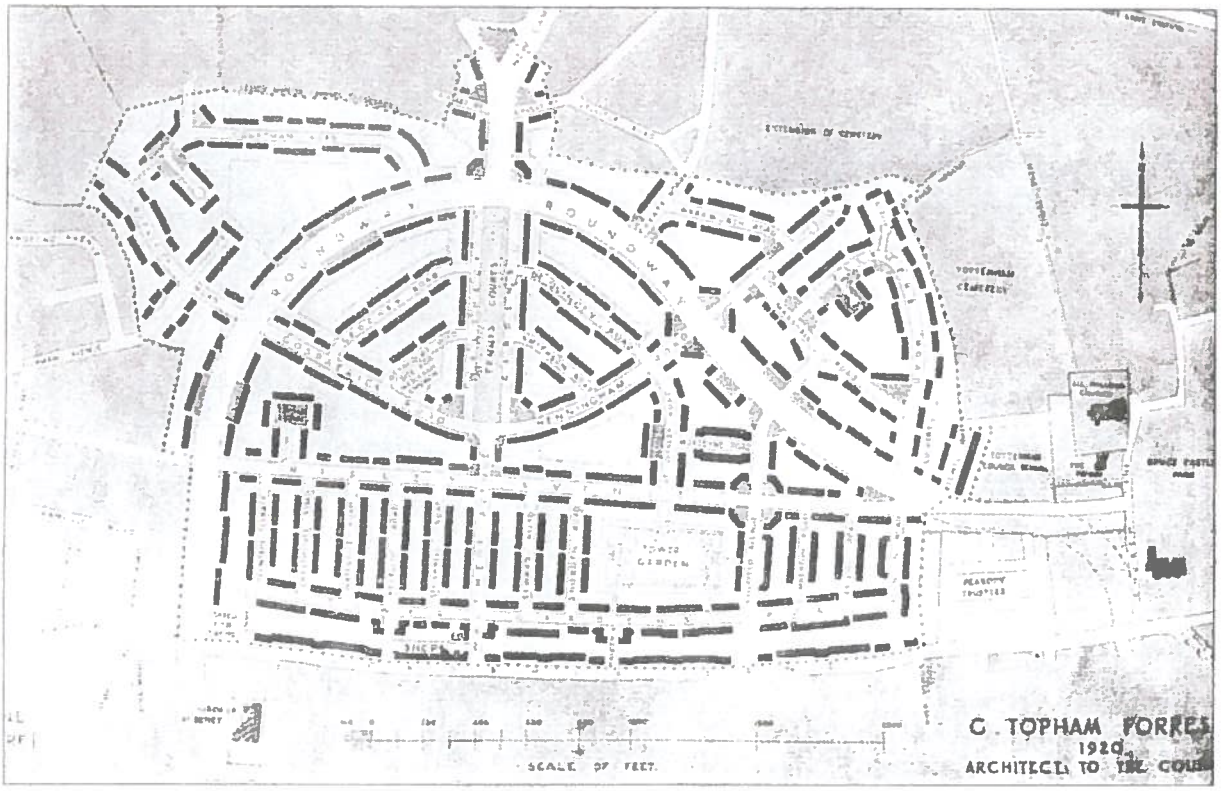
The houses are built in red or yellow London stock brickwork, often combined with roughcast render red clay tile or grey slate roofs, white painted softwood joinery and the simplest of ornament, often just a bracketed doorcase, tile arch or window head moulding. Rhythms in the long straight streets are created with projecting bays, cross gables, porches, chimneys and trees. The estate was built to live in as well as look picturesque: with good quality building at low cost, light and air to every room and convenient, labour saving layouts.

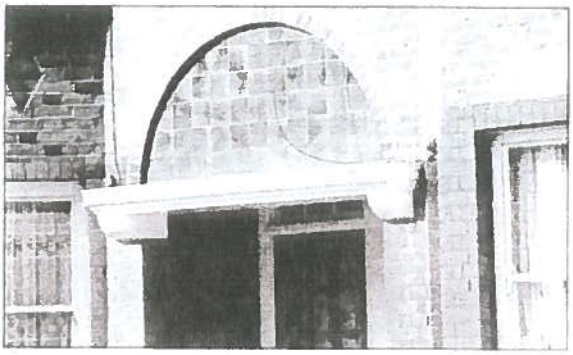


● *Wavy tile details on edge lintels under classical corbels and pediment*

The old and new photographs of the estate in this guide show the inventive use of materials and vernacular motifs characteristic of the Arts and Crafts movement:

● *1920 LCC map showing the estate as constructed. The LCC architect Topham Forrest gave his name to Topham Square*





● *Bracketed doorcase with tile arch*

wavy tile-on-end patterns, external patterned plasterwork (pargeting), Gothic and medieval-style timber porches, small high hip gables (gablets), Tudor style diapered brick (black diamond patterns), ceramic tiling to infill arches, fine receding slate work, and deep swept roofs much of which was copied at Hampstead Garden Suburb. Local colour was given by the use of Hertfordshire style pink washed render.

To avoid the monotonous repetitive terraces of London builders, subtle compositions were created in



● *Westmoreland slates hung on gable ends in a rhythm are an important local characteristic*

which contemporary country house forms are attenuated and endlessly varied to give the impression of a single long building with many doors under its roof. This 'Garden City' atmosphere grew in its 12 year development, with ideas exchanged between the creators of Tower Gardens and the garden suburbs at Hampstead Garden Suburb and Letchworth. Tower Gardens' 'butterfly' intersections have been described as 'more Letchworth than Letchworth,' in simplified, scaled down form.

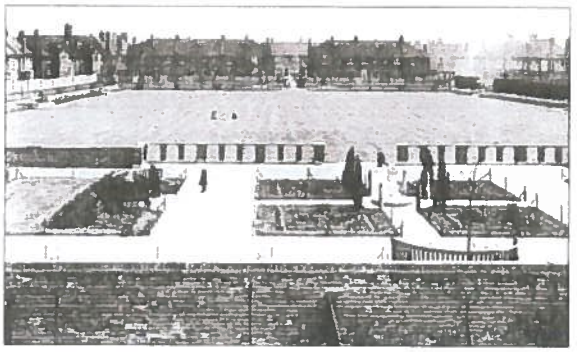
Tower Gardens shows the influence of a range of British architects of international importance: C.F.A. Voysey, William Lethaby, C.R. Ashbee, Leonard Stokes, Ernest Newton, Baillie Scott, Maurice Adams, Raymond Unwin, Barry Parker and Edwin Lutyens. The main effect of



● *Letchworth style butterfly intersection with All Hallows in the distance*

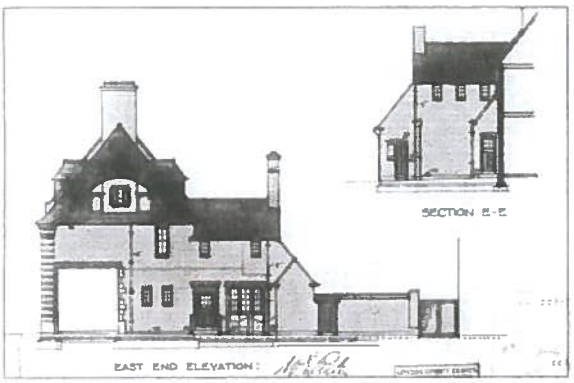
the additional funds provided by Lord Swaythling were extended back gardens and the rectangular Tower Gardens, which originally resembled a football field.

The estate was planned on a grid, a layout which has successfully resisted modern rat-running by cars. Each phase of development was designed with its own theme and containing architectural variety. The western portion of the estate in Wood Green Borough developed only after a special Act of Parliament gave right of exemption from building regulations for garden suburb developments. This freed it from regulations as to road widths, height of rooms and design of party walls. The resulting developments at De Quincey and Morteyne Road built in 1914-5 were



● *Tower Gardens as it looked 1910*

constructed at densities of 17.4 houses per acre. This allowed full architectural expression of Unwin's concerns, for example of terraces to be modelled around garden rectangles and groups of houses to be set back. Other late developments such as the shop buildings at the corner of Lordship Lane and Waltheof Avenue introduced



● *Architects drawings for the Waltheof Avenue side of the Lordship Lane shop buildings*



● *A 1928 view as they were built with classical details in a red brick vernacular context*

into the cottage landscape 'classical' architectural features such as columns and broken pediments reflecting Edwin Lutyens' work at Hampstead Garden Suburb.

'Great care will be taken that the houses shall not spoil each others outlook, while the avoidance of uniformity or of an institutional aspect will be obtained by the variety of dwellings, always provided that the fundamental principle is complied with that the part should not spoil the whole, nor that the individual rights be assumed to carry the power of working 'communal wrong'. Dame Henrietta Barnet, on Hampstead Garden Suburb, 1906.

REQUIRED CONSERVATION STANDARDS FOR REPAIRS AND ALTERATIONS TO YOUR HOME.

This section explains the principles of conservation and tells you exactly how repairs and alterations should be carried out. Where planning control applies, planning applications will be decided in accordance with these principles and standards.

Ten Conservation principles

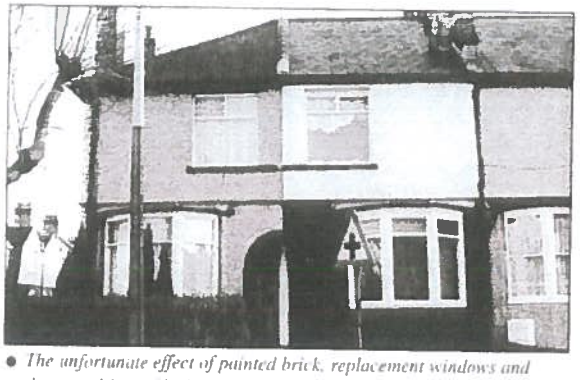
1. Prevent decay and repair correctly when necessary.
2. Retain maximum original fabric and reinstate missing features.
3. Replace only when necessary, with exact replicas using original materials.
4. Where possible, undo previous bad repairs or alterations.
5. Alter or extend in the same manner as the original building.
6. If the house is one of a group designed as a whole, consider the effect of proposed changes on the complete group.
7. Get expert advice and be a good neighbour.
8. The street front matters most, including front boundaries such as hedges and fences.
9. The smallest details, including window frames, door furniture, chimney pots, front paths and all ornamental decorative features can have considerable impact.
10. Planting and landscape schemes are part of the original design. Survival of soft landscape (trees, hedges and lawns) and hard landscape (paving, steps and walls) is crucial to area character.

Windows and Doors
Article 4 Direction Policy TG 1

The Council will not permit changes to the size, pattern or material of external joinery seen from a highway. The window and door designs in Tower Gardens are a valuable part of the architectural design which should not be altered for any reason and, with care, should last indefinitely. Windows are sash or casements in wood painted white with small panes of glass. Doors are also uniform and are usually panelled and painted with six panes of glass at the top. The consistency of the windows and doors forms a uniform feature in the composition of the street scene. Decay is generally caused by lack of proper maintenance. Repair is preferable and usually cheaper than replacement. A joiner can take out the decayed section and replace it with a matching one. Original glass, which looks different to modern glass, can be carefully removed with the aid of a heating device which softens the putty. If replacement of, say a complete sash is necessary,

the old one should be used as a pattern and the joiner instructed to make an exact copy, paying particular attention to details such as the profile of glazing bars and the shape of 'horns'.

Painting of windows and doorcases is in white throughout the estate and other colours should not be used. Doors can be painted any colour, but colours appropriate to the period, such as deep reds, blues or



The unfortunate effect of painted brick, replacement windows and doors and loss of hedge combine to remove the character of these houses

greens, look best. Use good quality paint made for external work and, whether over-painting old wood or newly painting, carry out correct preparation so as to ensure full protection and minimise future maintenance.

Draught and soundproofing should be carried out without interfering with the appearance of the frontage. Stopping all draughts may reduce ventilation causing condensation and increasing the possibility of dry rot. Aluminium and PVC-u window frames are not permitted. Some were introduced before current controls were introduced, or in breach of planning controls. These should be replaced. Enforcement action is and will be taken against unauthorised window replacement.

Double Glazing

Double glazed windows need thicker glazing bars to support the additional weight of glass and do not look well. The wood will normally be of inferior quality to the original wood. Replacement double glazed windows are therefore not normally permitted. Research has shown that replacing original period windows in good condition with double glazed windows is not cost effective because the period over which it needs to be in place to recover the capital outlay through energy savings is very long. It is better and far cheaper to draught proof existing windows, for which high quality specialist installations are now available.

Other cost effective means of energy saving include increasing the amount of loft insulation, fitting heavy curtains for use in winter, replacing old boilers with up to date efficient ones, fitting better programme controls which switch heating and hot water off when not needed and making sure carpets have thick underlay. If double glazing is still desired, fit secondary units behind retained originals. The only part of the estate which suffers from the effects of excessive traffic, noise and fumes is Lordship Lane. There is a case for secondary glazing to be provided along this main road.

Paint and paint removal
Article 4 Direction Policy TG 2

The Council will not permit the painting of brickwork facing or visible from a street and will require consistency in the colour of paint along terraces. Painting facing brick or tile-work, or applying commercial coatings of any kind, leads to problems as well as being detrimental to appearance. Painted bricks cannot breathe and result in damp. Salts accumulate and often result in the surface of the brick spalling off after about fifteen years. Many paints can be removed by specialists and the cost may not be excessive. It may involve the use of strong chemicals and should not be undertaken by the amateur. Sandblasting is a last resort as it usually permanently damages the surface of the bricks. It is important that initial advice should be obtained from the Council.

Roofs
Article 4 Direction Policy TG 3

The Council will not permit the replacement of slate by a synthetic roof covering on any roof facing or visible from a public road or path. Reusable roof slates or tiles must be removed carefully salvaged and relaid to the front mixing with new material as necessary. Necessary new tiles must be clay and of a similar type and colour. Roofs at Tower Gardens are covered in natural slate or clay tile, mostly plain, except for buildings fronting Lordship Lane where inappropriate tiles with a rolled pattern were introduced during the last renovation to the detriment of the important Lordship Lane frontage to the area. When the opportunity arises the original tile pattern should be reinstated. With a life typically around 100 years, many roofs are falling due for major repair or

renewal. Failure is often due to decayed fixing nails or battens, particularly with slates, which have a longer life than machine made tiles. Much of the material can be salvaged for re-use, reducing the cost of renewal in the original material. Surface coatings such as bitumen should not be applied to old slates which has a limited life and is of poor appearance. New tiles will be brighter than smoke stained originals and may be mixed with old tiles producing an even speckled effect or they may be laid to the rear reusing old tiles at the front. Where a roof is re-laid with slates that do not match exactly these should be re-laid to the rear with the old slates reused at the front. Roof refurbishment may take advantage of the opportunity to provide thermal insulation but, if so, any necessary roof



● *The use of receding slates to emphasise perspective and give a traditional hand made feel to the roof*

ventilation should not damage the appearance of the roof. Eves ventilation is preferable, although some tiled ridges may incorporate discreet vents. Unsightly synthetic slate roof vents should be avoided. The renewed roof must match the original in all respects to maintain the integrity of the group. Selecting the correct colour is extremely important.

If appropriate salvaged materials are not available it is generally best to choose new supplies of the original colour as when new. These will eventually weather to match their surroundings, whereas a darker colour, while closer initially, is likely to weather to a still darker, more incongruous shade. The original colour of a tile can be ascertained from its underside and any replacements compared with it.

The Council will permit only original, matching materials to be used in roof repairs or renewals. It will advise applicants of where to obtain them and issue a standard specification for contractors to follow. Where the roof covering abuts chimney stacks, parapets or dormers, flashings and soakers are used to prevent water entering the joint. Correct detailing and workmanship in their installation is obviously crucial to a trouble free repair. Your roofer should inspect the leadwork before any work is done, noting its detailing or that of similar roofs. The British Standard Code of Practice should be followed.

Chimney stacks and pots
Article 4 Direction Policy TG 4

Chimney stacks should not be reduced in height and pots should not be removed. Chimney stacks are tall and form a skyline feature. Pots are plain or vented and set in a mortar bed.



● *Dramatic roofline with imposing Tudor style chimneys but the poor pointing detracts from the effect*

Walls – Brick

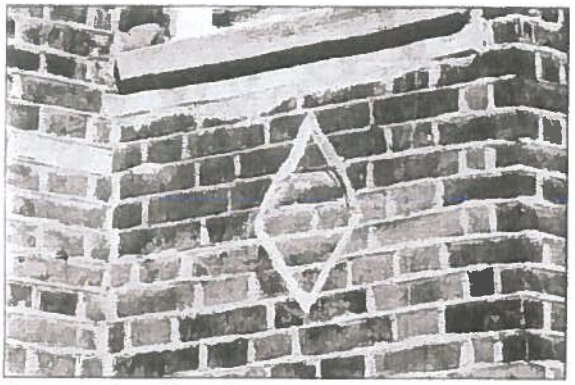
Brick and roughcast are the walling materials with the bricks laid in lime mortar. Parts of some upper stories are tile-hung. Some gable ends have been hung with green slates. The brickwork is of excellent quality, durability and requires minimal maintenance. Some spalling present in red bricks is generally due to decay of the pointing mortar, allowing water to penetrate behind the brick face. Minor cracks in brickwork can usually be grouted with matching mortar for an invisible repair. Larger ones may need to be cut out and 'stitched' together with matching salvaged or new bricks. Bricks should always match the originals in size (the old Imperial size, not modern metric bricks) colour and texture to avoid a 'patchwork' repair.

Other repair techniques such as specially manufactured copies, brick slips to replace damaged faces or reversal of faces requires specialist or professional

advice, as does any structural repair where the cause of the defect needs to be correctly diagnosed before the appropriate repair method can be recommended. Extensions, where permitted, should be constructed in matching brick or render as relevant.

Mortar
Article 4 Direction Policy TG 5

Repair and pointing mortar should always be lime mortar. New pointing should be flush or slightly recessed from flush, should match the original and should not protrude. Lime mortar is used because it is weaker than the bricks themselves and will suck out moisture from the latter minimising cracking or spalling of the brick surface. A mix of 1 part cement, 3 parts lime, preferably made from lime putty and 12 parts sand may be



● *Poor pointing spoiling brick details*

suitable in most instances. Pointing mortar should be no stronger than 1 part cement, 1 lime and 6 sand. The colour, texture and type of joint are crucial to the success of the repair. Pointing is a skilled task and is nowadays almost always carried out to standards inferior to the original work. Removal of old mortar is normally unnecessary and undesirable. Pointing should be confined to small patchwork repairs around decayed areas, for example leaking downpipes. When raking out old mortar great care should be taken to remove minimum material and not to damage the brick edges (arises). Patch repointing should follow the colour, consistency and recession of the original. Incorrect pointing seriously harms appearance and accelerates salt build-up and spalling of the bricks.

Roughcast
Article 4 Direction Policy TG 6

Roughcast repairs should be carried out by determining the composition of the original work, cutting out defective areas and correctly applying the repair material to achieve a matching finish and good bond. A uniform colour and type of paint must be used throughout terraces and other uniform housing groups. Some originally unpainted roughcast facades have now been painted, making repainting unavoidable and further painting inevitable if unity is to be restored. The Council is to prepare a schedule of standard B.S. colours and paint systems for every relevant group in the Conservation Area. No other colours or makes of paint will be permitted.

Gutters and Downpipes
Article 4 Direction Policy TG 7

The Council will not permit the replacement of cast iron by plastic gutters at the front of houses. Rain and foul water systems were originally of cast iron. Rainwater systems must be kept clear and in good repair as defects can lead to serious decay. All joints should be watertight, the whole protected from rust and securely fixed. Local defects can often be repaired with matching sections. Rainwater pipes and fittings on front or street elevations must be renewed in cast iron or cast or extruded aluminium. These can be identical in appearance when painted, lighter in weight and non-rusting. Plastic is not preferred, it may not match or adapt to fit original systems, is prone to brittleness with age and is easily damaged by ladders. It may, however, be used at the rear of property. Opportunity should be taken to simplify external pipes.

Hardstandings (hard surfaces for parking in gardens) and Garaging
Article 4 Direction Policy TG 8

The Council will not permit hardstandings. Most front gardens on the estate are narrow and fairly shallow. Hardstandings and the presence of vehicles in them would destroy front boundaries, green lawns, paths and spoil the setting of the house and appearance of the street. There is no undue outside pressure for kerb-side parking space where most residents' cars can therefore be accommodated. The Council will not permit vehicle

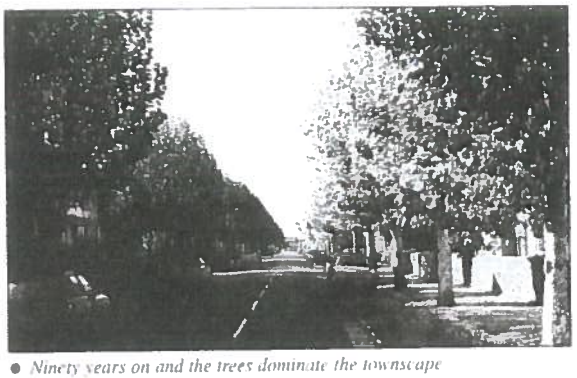
hardstandings to be constructed. The only exceptions will be granted for the personal benefit of disabled persons where there is a justifiable case. Any permissions will be extinguished when no longer needed. There is generally no scope for construction of individual garages in gardens.

Footpaths
Article 4 Direction Policy TG 9

Footpaths should be properly maintained and repaired in matching materials, including any pointing in mortar of the correct strength, colour and texture. Wherever possible, sound materials should be retained in situ or salvaged for reuse in the area. The Council will maintain those which are part of the highway or in public ownership in original condition and continue with a programme of reinstating sections previously replaced in non-original materials.

Fences, gates, hedges, gardens and landscape
Article 4 Direction Policy TG 10

The Council will require retention of privet hedges or replacement with hedges of similar appearance. The importance of front gardens to the street scene and the overall character of the area cannot be overstated. Just as the original design relies on short or long groups of houses organised as a single building, so the structure of the landscape must respect the original intention, continuing to appear as if under single management if the setting of the buildings, hence the overall character, is to be preserved. The key elements of the landscape are the privet hedges which form nearly all original front boundaries, brick paved footways and front paths. Attention should be paid to the regular pruning of hedges to the traditional height, in line with the Council's practice. Any gaps should be infilled and missing frontages reinstated. Non-original types of fencing or walling to street boundaries will not be permitted, except for temporary green wire or plastic mesh to protect a newly planted hedge. Slatted oak front gates hung on oak posts should be maintained or, if necessary, replaced with an exact copy. Climbing plants can be very attractive, but certain species can damage masonry and mortar joints or invade timbers and lofts at the eaves. Qualified advice should be obtained before selecting climbers. Any fixings should preferably be non-rusting, carefully and firmly secured into mortar joints to avoid damage to brickwork.



● *Ninety years on and the trees dominate the townscape*

Trees
Lopping or cutting down of trees is subject to control by law and because this is a Conservation Area you must inform the Council six weeks in advance. Where there is space, trees of appropriate species in the right locations can add immensely to the setting of buildings and the attractiveness of the street or area. Incorrect planting can however become a nuisance or even a risk to the structure of the building. Any new planting needs to take account of the tree's mature height, canopy, root spread and water takeup. Mature trees are often unjustly suspected of causing structural movement and tree roots are cited as causing damage to drainage systems. Tree roots very seldom invade drains although, if they are defective, roots will be attracted to the additional source of water and nutrient. A large tree near a house built on shrinkable subsoil may absorb a great deal of water, causing compaction of the soil and foundation subsidence. Since the amount of water absorbed is a function of the tree's leaf area, any threat may be reduced by crown thinning or reduction. Large trees near houses, unless diseased and a direct danger, should not be abruptly felled in case it causes the soil to swell dramatically and heave upward, damaging foundations. The Council can advise on these matters and provide a list of reliable tree surgeons.

Alterations and Extensions
Article 4 Direction Policy TG 11

Any extensions should be confined to the rear or least important part of the building, not upset its scale or proportions, not adversely affect the setting of neighbouring buildings, not unbalance the composition of an architectural group and generally be subordinate in character. Bulky or disproportionate

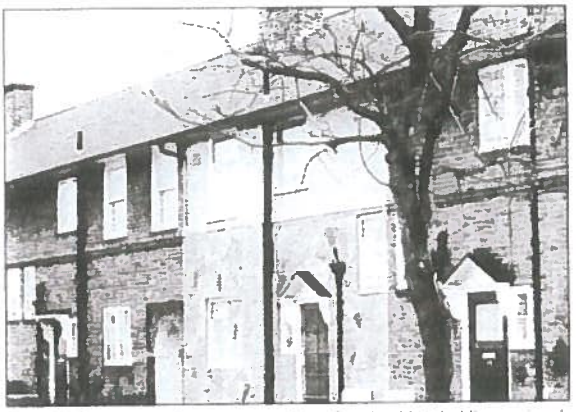
roof extensions or the raising of any ridge will not be permitted, nor will new dormers on front elevations. If existing roof space permits, one dormer per house of a similar size and design to those existing on similar houses may be permitted in roof-slopes hidden from street view, with materials, design and construction in keeping. Side extensions are now not permitted. Rear extensions will often be preferable to side or roof extensions but should not extend rearward beyond the line of any neighbouring extensions or intrude on back garden space of amenity value. Full width extensions will not generally be permitted. Flat roofed extensions or those longer than one quarter of original rear garden length are unacceptable. The Council will not normally permit alteration of, or introduction of porches. Extensions should be discreet, constructed in keeping with the materials and style of the parent building. New materials are generally expected to match existing ones. Alterations which are sensitively designed and well constructed can maintain the character of the area and value of the house. New openings must be confined to rear elevations and should have surrounds, arches, heads and cills to match those existing. Ramps or other aids to provide access for the disabled can be constructed in appropriate materials and design. All work should complement the appearance of the building. Full regard must be had to the Council's general advice and planning policy for extensions including the UDP Policies in DES 1.11, DES 2.2 and DES 5.

External Clutter
Article 4 Direction Policy TG 12

External meter boxes must be set into the ground, not mounted on the building. Cables and pipes must be run internally where possible and should not be run up or across the face of a building. Where possible conventional antennae must be located in the loft. Satellite antennae must not be mounted on street elevations or front roof slopes. On front elevations no external lighting other than a porch light may be installed. Alterations to provide additional bathrooms, central heating, TV antennae, services and telephone connections, burglar alarms, etc., have often resulted in disfigurement of exterior faces with awkward, multiple plumbing runs or supply pipes, cables, boxes, flue terminals, air-bricks and other equipment. Their manner of installation and location is at the discretion of the building owner, not suppliers or contractors. External meter boxes now favoured by gas and electricity supplier for ease of reading are now available which can be set into the ground so that nothing need be mounted on the building. The Council has suggested to suppliers that this should be standard practice in all Conservation Areas and is implementing this policy for all its properties. Cables and pipes should not be run up or across the face of a building and can nearly always be run internally. Security installations may be installed if they are appropriately designed. Laterally folding gates may be fitted internally to windows. Steel garden gates are unsightly and may prevent exit and so be dangerous. Passive infra red detectors need not require consent provided their mountings are discreetly located and if the beam does not upset the character of the street scene.

Prevention of Decay

Generally speaking, looking after the fabric of a house is a matter of preventing or slowing down the process of ageing or decay which naturally occurs in all building materials. The most common cause of decay is water entry, leading to timber rot, spalling masonry, mould growth, salt absorbtion, surface dampness and condensation and

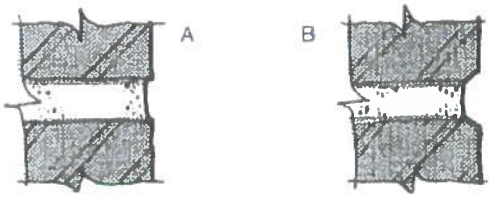


● *The uniform character of this row is undermined by cladding, painted brickwork and replacement windows and doors*

ultimately structural failure. Therefore the first objective of economic care is to keep the building watertight. Regular inspection and repair of roofs, rainwater and soil systems can avoid very costly remedial works later. Other places where water can enter are defective joints in brick or masonry, cracks in plaster, around window or door openings, through tops of mouldings, cornices, string

courses, around defective flashings or through areas of eroded pointing.

Water can also be trapped behind impervious materials such as hard cement repointing or rendering, cement based or other paint over masonry or poorly prepared joinery. Finding no means of evaporation, it penetrates the building material, carrying harmful salts, freezing within and thus spalling masonry surfaces, rotting timber and penetrating to the interior.



A - Flush joint is the best method for weather and appearance.
B - Pointing set back where arises of bricks have chipped or weathered

● *Examples of pointing techniques*

Reversing Poor or Disfiguring Work
Article 4 Direction Policy TG 12

The Council will encourage reinstatement of features and materials in keeping with the original design and will prioritise grant aid to achieve this. Common disfigurements, as noted above, can also be structurally harmful. Attempting to reverse them can cause further harm unless carried out carefully, by specialists if necessary. Bad pointing for example is difficult to remedy without further damage to brick arises. There are successful techniques however and advice should be sought from the Council in the first instance. Extensions of poor appearance can often be improved by altering the roof, eaves details, windows or doors to match original work more closely. Infilling of open porches, incongruous front boundary walls, external plumbing and cabling, aerials, etc. can simply be removed or relocated. Replacement of incongruous windows and doors with replicas of original ones requires accurate measurement of the originals by a joiner and construction using the original methods. Original examples in the street are of course the ideal models for copying.

Interiors - general care and alterations
Minor internal alterations will not normally be subject to control but should be sensitive. Removal of fire places or skirtings reduces property value and is inadvisable. Removal of internal partition walls or chimney breasts should not be undertaken and may require Conservation Area consent. Owners should regard good quality original work, including room layouts, fireplaces, decorative plaster, timber panelling, doors and other joinery, mouldings, fittings, original glass, as important in their own right and essential if the character of the building as a whole is to be maintained. Every effort should be made to conserve them and any alterations or improvements, including fitted furniture, should be in keeping. In Tower Gardens the fireplaces, doors and other joinery, wall and floor finishes are part of the original architects' designs and should be retained and any temptation to add ornament such as cornices or elaborate fittings resisted. Original property is regarded as superior for its period character and any estate agent will confirm that this is strongly reflected in the value of the property and its attractiveness to intending purchasers.

ENHANCEMENT OF THE STREET SCENE

This section of the guide sets out the character of the streets and indicates areas where enhancement may be appropriate. Street repairs are the responsibility of the Borough Engineer and defects should be reported there.

Street repairs, signs, street lighting, trees.
Roadways are generally in tarmacadam with granite kerbs. Footways are in artificial stone paving and generally in serviceable condition with secondary access paths in red brick which is gradually being restored. Access and movement for the disabled and for prams is inhibited by the absence of any dropped or flush kerbs on the estate. Action to enhance movement over kerbs would be welcome but it isimportant to use appropriate materials. Street sign plates with black lettering on a white background should remain mounted on buildings. Original streetlight designs have been replaced with modern concrete and steel posts with side entry luminaires. Lordship Lane has very tall posts which are considerably out of scale with the buildings and they should be replaced with designs as close to the original as possible when next due for renewal. Good lighting is an aid to safety and personal security.

Street trees are very important and should be carefully maintained, replaced where diseased or missing and new planting carried out where opportunities arise. Lordship Lane would benefit particularly in this regard. Communal green spaces are part of the village or 'garden city' atmosphere cultivated by the designers and should be cherished. On no account should they be subdivided in conjunction with any house disposals or for any other reason. The central open space of Tower Gardens is a vital asset which has undergone some improvement in recent years but with some inappropriate development as well.

Seating reinstatement
Street seating was formerly an important characteristic of the area and could be reintroduced, however, it is important that the original designs are reinstated.

MANAGEMENT OF THE ESTATE

Over the years some of the glamour of the Tower Gardens estate's origins was forgotten and then in the 1960's its style became unfashionable. Sufficient resources or enthusiasm for high standards were increasingly hard to justify. However, throughout its life the estate was well maintained in more or less original form by the LCC and then the GLC. It was later transferred to the London Borough of Haringey who, recognising its importance, designated the Conservation Area in 1978.

Following enactment of Right to Buy legislation in 1980 and the sale of many houses to private owners, the Council saw the need to protect the special design unity and character of the estate from alteration by obtaining permission from the Department of the Environment for an Article 4 Direction to bring under control a variety of permitted development rights. This was made on 15 December 1981. In 1982 the Council issued Design Guidelines which explained the Article 4 Direction and advised on how the exterior of properties should be maintained in original condition with alterations carried out in matching materials and designs. Unfortunately during the 1980's a number of inappropriate works have been granted planning permission or were considered to fall within policy, therefore not subject to enforcement action. In 1991 the Conservation Area was extended. At present, however the Article 4 Direction does not apply to the wider area, although the need to do this is recognised. **See map on back cover.**

After action from English Heritage, the Council has agreed new, more detailed, conservation standards to arrest and reverse the decline in the character of the estate. This guide sets out these standards and strengthens and extends the original advice, setting out more clearly what is acceptable.

What is a Conservation Area?
The Planning (Listed Buildings and Conservation Areas) Act 1990 says that Conservation Areas are those of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

What restrictions are there in Conservation Areas?
In Conservation Areas demolition of any building and most parts of buildings is unlawful without Conservation Area Consent or Planning Permission from the Council. All trees are protected against felling, lopping or pruning without authorisation. A wider variety of extensions, including all roof alterations or extensions, require planning permission. In Tower Gardens the Article 4 Direction in force means that most building operations normally permitted for single family dwellings also require consent.

Planning applications are judged against stricter policies and must preserve or enhance the area's character or appearance. Since the character of the area as a whole, rather than individual buildings is most important, original buildings should be retained and their original appearance preserved.

The Council's policies for Conservation Areas are given in its statutory Unitary Development Plan, Chapter 8, 'Design and Conservation.' See especially policies DES 1.7, 1.11, DES 2.2 and DES 5. Plans must comply with all relevant planning policies and with the technical standards contained in the Plan.

Article 4 Direction Controls
The Tower Gardens Article 4 Direction was confirmed by the Secretary of State for the Environment in December 1981 and brought under planning control:

- All enlargements, improvements or other alterations to any elevation in the Conservation Area which faces a road, including erection of a porch, garage, shed or other garden building.
- Construction of a vehicle hardstanding anywhere on the property.

- Erection of gates, fences, walls or other means of enclosure fronting a highway or in front of the building.
- Painting, rendering or pebble-dashing any elevation fronting a highway.

Since the Direction was made, the General Development Order has been amended to require that within Conservation Areas permission also be obtained in respect of:

- Any alteration to the shape of the roof, including insertion of a dormer, in any elevation.
- Cladding or rendering any elevation facing a highway.

The Draft UDP states that PVC-u, aluminium or other non-traditional windows or designs out of keeping with the character of the building in question will not be acceptable. Some minor changes are significant to character but may not be subject to control, for example, excessive brick cleaning or poor craftsmanship, in particular in re-pointing. In these cases it is the owner's responsibility to see that work is of good quality.

Conditions of Sale

The Council has now agreed a simpler means of controlling unwelcome alterations to properties which may be purchased in future. The restrictions contained in the Article 4 Direction will be included as conditions of sale. If breaches of the conditions occur, the Council will be able to obtain a court order requiring the owner to remedy the matter, under the laws of contract. Owner occupiers wishing to alter their property should therefore, as well as obtaining planning permission, check their deeds for restrictive covenants. Tenants should consult the local housing office and look at their tenancy agreement.

The Council's Properties

The Council has adopted the standards in this guide for maintaining and repairing its own properties. It will endeavour to exemplify best practice in its works and advise owners to do likewise. Variations from these standards are matters which are subject to planning control by the Council's Planning Committee.

PRACTICAL POINTS

Repair Priorities

If your home needs a number of different repairs you may have to decide which work should be done first. If, for example, the kitchen needs modernising and you also have a problem with your roof, the roof should be repaired first (see preventing decay). Professional advice can be most useful at this stage. Priority should always be given to urgent structural work, including measures to arrest, repair or prevent decay or water ingress, such as repairing cracked cills or rot in joinery, preventing condensation, mending storm and foul drainage systems, etc. If more than one item is urgent, tackle them in the order which will save most money on later repairs.

Grant aid

When funds are available, the Council will consider sympathetically requests for financial assistance toward reversal of inappropriate disfiguring works carried out before planning control over them came into force. This is in the context of general exterior restoration schemes.

Planning Applications

The Unitary Development Plan requires planning applications in Conservation Areas to include details of the existing building, relationship to surroundings and the proposed works. Photographs, details of alterations and drawings showing the elevations in context must form part of the application. Reinstatement of missing important or characteristic features, including shopfronts, finials, or other architectural details should also be included.

Information for Council Tenants

Information on purchase and conditions of sale can be obtained from: White Hart Lane Area Housing Office, Compton Crescent. N17 7LD Tel 880 3087 (general) and 880 3093 (repairs).

Contacts and further advice

Further help and advice, which may include inspection, repair methods, lists of reputable suppliers or tradespeople, sources of information, etc., is available from the Council's Conservation and Design Officer, who can be contacted at: 639 High Road N17 8BD. Tel. 0181-808 1066 ext. 5216.

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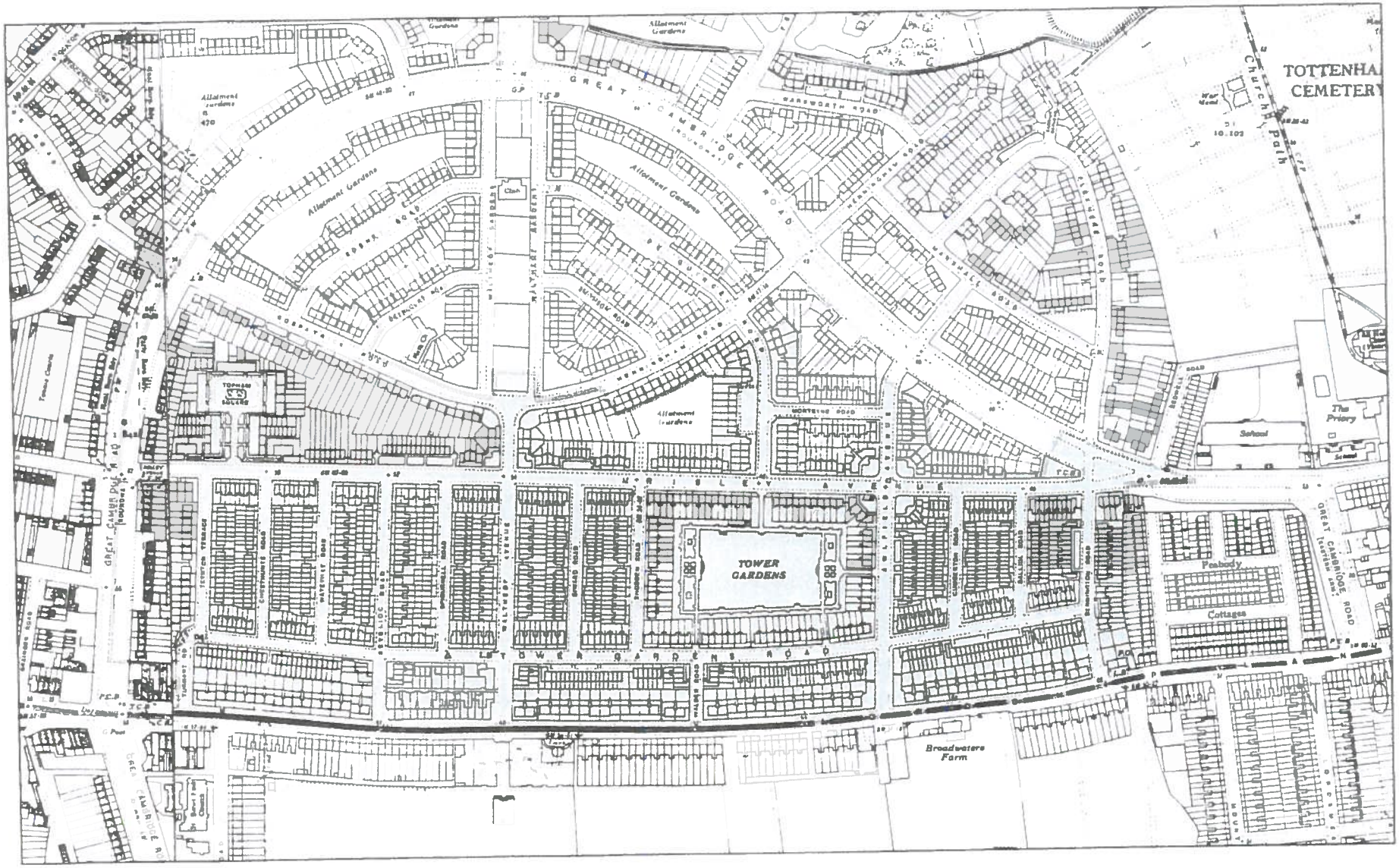
This guide was developed by Conservation Architecture and Planning, Wey House, Standford Lane, Headley, Hants. GU35 8RH (01420 472830) with Steve Gould, Conservation and Design Officer, London Borough of Haringey.



The 1935 Ordnance Survey map with the Conservation Area boundary and Article 4 Direction Area shown in yellow, superimposed

DOCUMENT 10

HARINGEY COUNCIL

Haringey Unitary Development Plan Consultation

Supplementary Planning Guidance (SPG)
Conservation & Archaeology

SPG 2 Conservation and Archaeology

1. INTRODUCTION

1.1 In assessing applications affecting historical heritage in the borough the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policies DES 2.2-2.6 (inclusive), DES 3.1-3.4 (inclusive), 3.6-3.10 (inclusive), Haringey UDP First Deposit Consultation (2003) Policies CSV1-5 (inclusive), any individual conservation area SPG's, and this supplementary guidance.

1.2. Supplementary guidance is provided below regarding the following:

- Background context
- Review and designation of conservation areas
- Preservation and enhancement of conservation areas
  - Details required for applications in conservation areas
  - Demotion, partial demotion and changes to the appearance of buildings in conservation areas
  - Alterations and extensions in conservation areas
  - Materials
  - Article 4 Directions
- Protection of Historic Buildings
  - Uses of historic buildings
  - Works to historic buildings affecting their special interest
  - Details required for listed building consent applications
  - Repair of historic buildings
  - Character and setting of historic buildings
  - List of locally listed buildings - historic building not on the Statutory List
- Sites of Archaeological Importance
- Ancient Monuments
- Industrial Heritage

2. BACKGROUND CONTEXT

2.1. Haringey's historic buildings are cherished local landmarks of high quality craftsmanship that have already stood the test of time. The Council will protect and enhance them for the enjoyment of all.

2.2. Haringey has 28 Conservation areas and over 350 Listed Buildings, all of which have been designated because of their special architectural or historic interest.

2.3. Many of Haringey's historic buildings and neighbourhoods are architecturally important, and many are unique or very good examples of a particular building style. As well as being attractive to look at, these buildings tell the story of how Haringey developed from a collection of rural villages and hamlets to the busy urban London borough it is today.

2.4. People living and working in Haringey come into contact with historic buildings every day, and for many people these buildings serve as landmarks. Their originality and their link to the past create a sense of place and stability that local people cherish.

2.5. When Haringey's historic buildings are taken care of, local people take pride in them and people want to learn about them. Historic buildings offer many opportunities for learning about architecture, history and traditional building methods, and archaeological sites are a rich source of information from which we can learn about the area's earliest settlements. Unique historical buildings can also provide a focus for regenerating a local area, and thus assist in improving the environment, the economy, and community life.

3. REVIEW AND DESIGNATION OF CONSERVATION AREAS

3.1. The Council will periodically review its conservation areas and boundaries and where appropriate, designate new conservation areas and extend existing conservation areas. This will be done in consultation with the Conservation area Advisory Committees and local amenity societies.

3.2. Local planning authorities have a duty to designate as conservation areas any areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Council will take into account the value attached to buildings and areas by local communities in determining whether an area has special architectural or historic character. In addition to visual quality, the activities and uses that are associated with particular buildings and conservation areas determines the character of areas of special architectural or historic interest. The boundaries of some conservation areas may include areas of marginal architectural quality where new developments should be carefully controlled.

4. PRESERVATION AND ENHANCEMENT OF CONSERVATION AREAS

4.1. The Council will seek to preserve and enhance the character and appearance of conservation areas and will promote proposals within, adjacent to, or affecting a conservation area that preserve or enhance the appearance, character or setting of the local area. The conservation Area Appraisals contain special guidance identifying the local distinctiveness of individual conservation areas, the types of buildings within them that are to be preserved and/or enhanced, and the weight to be given to the preservation or

enhancement of these characteristics and features as against other development needs. The Council will:

1. Protect from demolition buildings and structures which make a positive contribution to the character or appearance of the area and which define its identity.
2. Ensure that all new build developments, and improvements to existing buildings and structures, are of high aesthetic design standards, and that they respect and are sympathetic to the particular local character or appearance of the conservation area involved. New developments should have regard to the contribution to local character provided by (i) existing historic property plot sizes, (ii) traditional uses or mixes of uses, (iii) characteristic materials scaling of contemporary buildings and detailing, (iv) local views, (v) the extent to which traffic intrudes or reduces the enjoyment of an area by pedestrians, (vi) the intensity of development in the locality.
3. Protect trees that are of public amenity value and contribute to the character of the area.
4. Insist that changes of use respect and enhance the local historic as well as visual character of the conservation area.
5. Protect local views, landmarks and topographical features, either within or adjacent to the conservation area, particularly key vehicular or pedestrian approaches, having regard to the policies and local views identified in the local conservation area appraisal.
6. Enforce the carrying out of necessary repairs to unlisted or locally listed buildings in accordance with its powers.

(See also SPG1a: Design Guidance).

4.2. The Council is required to have special regard to the desirability of preserving or enhancing the character and appearance of conservation areas (areas designated for their special architectural or historic importance). Schemes should avoid harming the character and appearance of a conservation area, and where possible, positively enhance it by appropriate standards of design, layout and arrangement. Preservation of character and appearance can be achieved by simply avoiding harm, or by taking appropriate steps to reinforce local character. In some cases upgrading buildings, carrying out repairs, or constructing new buildings of quality can enhance the quality of an area.

A. Details Required for Applications in Conservation Areas

A.1. Outline planning applications are not acceptable for development within Conservation areas or on sites abutting conservation areas. In considering applications on sites within, or abutting conservation areas, the Council will require the following details:

1. Photographs of the development site showing its contribution to the character and appearance of the conservation area and relationship to adjacent buildings.
2. Details of alterations to existing buildings.

3. Annotated drawings showing the proposed elevations in relation to all existing and adjacent buildings in sufficient detail to clearly show the new development in its setting.
4. For sensitive sites developers should prepare impact studies showing the proposed development in the context of long views and features of local townscape interest.

A.2. Proposals affecting conservation areas must be assessed with sufficient detail in order to ensure the protection and enhancement of the character of such areas. Information in the form of photographs showing the existing character and appearance of the street scene is most helpful to officers, Councillors, the public and consultees; it helps refresh memory and provides a contextual reference point for collective assessment of the scheme. Information on aspects such as landscaping, siting, design, bulk, massing and appearance will normally be required in order to assess proposed developments thoroughly. (See also SPG1a: Design Guidance). An application that fails to provide the necessary information may be treated as incomplete and not placed on the register until such information is forthcoming.

B. Demolition, Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas

B.1. Applications to demolish whole or substantial parts of buildings or for planning permission to change the appearance of, or remove parts of buildings or other structures in conservation areas will be considered in relation to the criteria below. Applications for demolition will not be agreed where the building or part of the building positively contributes to the overall character or appearance of the building, its setting, or the wider conservation area or setting.

1. Applications will be assessed in relation to the contribution to local character made by the building, its features, its materials, or its architectural integrity and quality, having regard to local historical information and any local character assessment. A building of no great architectural quality may still importantly contribute to local character through its contribution to local historic plot layout, traditional or historic use or mix of uses of the area, characteristic local materials, locally appropriate scaling and detailing, or contribution to local vistas and townscape character.

2. Conservation area consent for full or substantial demolition will not be granted in advance of detailed acceptable proposals for the replacement development, for which full planning permission has been granted and consent will be conditioned, where appropriate, so as to tie demolition to implementation of a full scheme for development.

3. Proposals for substantial demolition behind the facade and reconstruction will require conservation area consent for demolition as well as planning permission. In considering such proposals, regard will be had to issues of structural stability, the economic feasibility of rebuilding the original building and the need to retain the architectural integrity and cellular plan form of traditional buildings.

4. Enforcement action requiring re-instatement may be taken against unauthorised demolition, partial demolition or removal (or replacement) of architectural features. In respect of the criminal offence of unauthorised demolition, both owners and builders may be prosecuted.

B.2. Conservation area consent is required for the complete or substantial demolition of an unlisted building in a conservation area. Planning permission is required for partial demolition or removal of features where the result would materially alter the external appearance of the building. In conservation areas, existing buildings usually reflect the historical and architectural importance of the area. In PPG15, there is a presumption in favour of the retention of buildings that positively contribute to the character of a conservation area.

B.3. The contribution of an unlisted (or locally listed) building in a conservation area is assessed in this guidance broadly in relation to criteria proposed by PPG15. The minor architectural features referred to in this guidance may, where appropriate, include roof coverings, chimney stacks and pots, windows, doors, garden walls render, pointing, or other features.

B.4. Demolition behind the facade may compromise the architectural value and character of a building or area and lead to issues of structural stability. The loss of all or part of a historic building cannot be fully satisfactorily remedied by reconstruction or re-instatement, and may be of permanent detriment to the character or appearance of an area. For this reason, the Council will make appropriate use of its powers to carry out enforcement action and criminal prosecution where unauthorised demolition and alterations take place.

C. Alterations and Extensions in Conservation Areas

C.1. In addition to the guidance relating to additions and extensions in the design guide, the following guidance will apply to applications for alterations or extensions to buildings in conservation areas:

1. Extensions to buildings in conservation areas should preserve or enhance the character and appearance of the area. They should generally be confined to the rear or least important facades and should not upset the scale or proportions of the building, or adversely affect the character or setting of neighbouring

buildings. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced.

2. Roof extensions should be confined to the rear and should complement the appearance of the existing building, with telecommunications equipment, roof plant and ductwork being sensitively located and not adversely affecting the character or appearance of the conservation area.
3. Extensions and alterations should retain traditional characteristic walls, gardens and urban grain where these form part of a local pattern or add local visual character for neighbouring or adjoining occupiers, or where their retention protects historic character.

D. Materials

D.1. New development, alterations or extensions to buildings in conservation areas will be expected to use traditional or other durable natural materials that preserve or enhance the character and appearance of the conservation area.

D.2. The importance of choice of materials in sensitive areas is confirmed by Government policy in PPG 1.

(See also SPG 8b: Materials)

E. Article 4 Directions

E.1. Where expedient and appropriate, the Council will make Article 4 Directions to control Permitted Development which would otherwise be detrimental to the character or appearance of specified buildings or areas of special significance, in particular, those in Conservation areas.

E.2. Article 4 Directions are made, with the consent of the Secretary of State where required, under the Town and Country Planning General Permitted Development Order 1995 (as amended) to specified buildings or areas. In particular residential areas, unsympathetic replacement of windows, porches, cladding and incongruous extensions can severely damage the homogeneity of buildings or groups of buildings. The Council will consider homogenous areas of particular merit, conservation areas or unlisted buildings of exceptional group value for potential Article 4 Direction areas.

E.3. Article 4 Direction areas have already been designated in Noel Park, Tower Gardens, and the Rookfield Estate, further details of which are in the UDP. The Council will make use of its enforcement powers to protect the character of these areas.

5. PROTECTION OF HISTORIC BUILDINGS

5.1. The Council will seek to protect the special interest of buildings of architectural or historic interest and in particular will:

(i) When appropriate propose to the Department of Culture Media and Sport additions to the statutory List of Buildings of Special Architectural or Historic interest [Listed Buildings] and/or resolve to add the building to its List of Buildings of Local Interest [Local List].

2. Protect Historic Buildings from demolition or substantial demolition. Historic Buildings will also be protected from alterations detrimental to their special interest, where the Council has powers to do this. Removal of architectural features from unlisted buildings will require planning permission where the result would materially affect the external appearance of the building. Such changes will not be permitted if prejudicial to the building's special interest, appearance or character, or the local distinctiveness of the area.

3 Use its Legal powers to protect Listed Buildings and unlisted buildings: (i) by taking enforcement action, where expedient, requiring reconstruction, and (ii) by criminal prosecution.

5.2. Historic Buildings are buildings of historic or architectural interest, some of which are listed on the statutory national list and others on the Borough's own local list. Buildings on the statutory list are referred to as listed buildings and buildings on the Borough's own Local List are referred to as Locally Listed Buildings. Strategic Guidance draws attention to the intrinsic architectural diversity and quality of London's Historic Buildings. The Government's policies for buildings of architectural and historic interest are set out in PPG 15, and include a presumption against the demolition of locally listed buildings and unlisted buildings that make a contribution to the character or appearance of a conservation area

5.3. Buildings will be added to the Council's local list as resources for survey work permit. Buildings and structures will be added for their architectural or historic interest, for the contribution to local townscape, for example, through their familiarity or role as landmarks. Locally Listed buildings are not protected from internal change, but they are normally fully protected from partial demolition and in conservation areas from total or substantial demolition.

5.4. Buildings on the Borough's local list will be subject to the same conservation guidance and objectives in so far as planning control can achieve this. Buildings may be protected in legislation from demolition if they are houses within a conservation area, or if the demolition forms part of a development scheme.

A. Uses of Historic Buildings

1. Change of use of a Listed Building or building on the local list, will be decided having regard to paragraphs 3.8 - 3.11 of PPG 15. The best use will very often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option. The new or adapted use should minimise loss of character, fabric, interior or setting.
2. Loss of residential or other protected uses may be permitted if this is the only way to salvage a dilapidated building.
3. In determining applications for a change of use of historic buildings, the Council will seek to negotiate with the applicant before the change of use is granted in order to obtain a detailed scheme of refurbishment. Where appropriate, this scheme will be the subject of an agreement under section 106 of the 1990 Act.

A.1. PPG 15 says that "Judging the best use" for a listed building "is one of the most important and sensitive assessments that local planning authorities and other bodies involved in conservation can make". In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting.

A.2. In order to facilitate the re-use of listed buildings, in accordance with Government advice, the Council will give weight to the architectural and historic value of buildings in considering uses which might not accord with other UDP policies but will look as favourably as possible on the opportunities of preservation and enhancement afforded by the proposed change of use.

B. Works to Historic Buildings Affecting their Special Interest

1. Wherever possible all existing fabric, detailing and the contemporary features of Historic Buildings should be preserved, repaired or if missing replaced. All works whether repairs or alterations must be carried out in a correct scholarly manner, under proper supervision by specialist labour where appropriate. Proposed works should not harm the structural stability of Historic Buildings.
2. Alterations or extensions to Historic Buildings and any works within the curtilage affecting their special interest will be permitted if they are shown to be necessary and in no way detrimental to the architectural or historical integrity and detailing of the exterior of the buildings, and to valuable interiors, or where they are they are in accord with the period style, detailing and material of the building. Original plan forms should be preserved and their integrity not compromised. Extensions will be permitted where they relate sensitively to the original building. Where an existing roof is of specific architectural or historic interest it should be preserved. Openings in the party wall

between a historic building and another building will not be permitted.

3. The Council will encourage private, voluntary or public owners of listed buildings to make the best use of under-used Historic Buildings, to include sensitive maintenance, repair and improvement.

B.1. Alterations to listed buildings should be confined to the minimum and should protect their special interest. Principles of repair and alteration to listed buildings are included in Annexe C to PPG 15, and interpreting this policy, the Council will pay regard to this guidance, and to English Heritage advice and policy.

B.2. Protecting and enhancing the special interest of internal features of the listed building and ensuring new works do not detract from the historical or architectural value of those features, or the building itself, can often be achieved through the imposition of appropriate conditions.

C. Details Required for Listed Building Consent Applications

C.1. Listed buildings applications should generally be accompanied by sufficient detail to show the effect of the alterations or extension.

C.2. The Council will require details of all proposed works including all repair works. All methods of repair should be shown with necessary replacement materials identified. Any fabric to be removed internally or externally should be clearly identified. In some cases the Council may insist on an analysis of the historic fabric or special interest of the building as part of the listed building application.

C.3. Plans and elevations should be provided to a scale no smaller than 1:50 of the existing building and any proposed alterations/extensions. Where specific internal features are affected by the proposals drawings to a scale of 1:20 or larger may be required.

C.4. Drawings and photographs should be provided showing the building within its setting, including proposed alterations and adjacent buildings.

D. Disrepair of Historic Buildings

1. Where a listed building has fallen into disrepair, the Council will use its powers where resources allow to encourage and enforce repairs including, where appropriate, use of a Repairs Notice followed by Compulsory Purchase, or an Urgent Works Notice, to renovate the building at the owners expense.
2. Where meeting public health or safety standards repairs or alterations should be carried out with least possible detriment to the character or fabric.

D.1. The Council is committed to the preservation of buildings within the Borough which are of historic interest and will consider appropriate action where buildings have been deliberately allowed to fall into disrepair.

E. Character and Setting of Historic Buildings

E.1. The Council will resist development proposals and works that adversely affect the special architectural and historic interest and setting of Historic Buildings.

E.2. The Council wishes to protect the special interest and settings of Historic Buildings in the Borough from inappropriate development.

F. Locally listed buildings - Historic Buildings not on the Statutory List

1. The Council will keep under review and periodically add to the List of Buildings of Local Interest. In considering proposals for additions to the list the Council will take into account locally cherished buildings and views, as expressed for example by the Conservation Area Advisory Committees and other amenity societies.

2. Schemes requiring the demolition of buildings of local interest will not normally be permitted, and in Conservation areas applications for the demolition of locally listed buildings will normally be refused, in accordance with the UDP policy. In the case of Locally Listed Buildings and in other appropriate cases, the Council may seek Article 4 Directions to remove permitted development rights to demolish.

3. The Council will encourage the maintenance and restoration of buildings of local interest and seek to apply the standards for historic buildings above in so far as this is feasible. Development proposals affecting buildings on the Local List must not detract from the building's character or setting.

4. The Council will use its powers to require repairs, including CPOs where appropriate, to protect locally listed buildings and unlisted buildings in Conservation areas.

F.1. In the case of development proposals involving demolition of locally listed buildings outside Conservation areas, the Council will take into account the loss of heritage and environmental quality in assessing a planning permission for the replacement scheme. The Council will also use its powers to control the method of demolition, until a satisfactory replacement scheme is achieved. In appropriate cases, where the historic environment might otherwise be compromised, the Council will seek to use power under Article 4 of the General Permitted

Development Order 1995 to remove any permitted development right to demolish.

F.2. Buildings of local interest in Haringey (locally listed buildings) often play a crucial role in anchoring local visual and historic identity. Locally listed buildings may also act as a significant focus encouraging urban vitality, environmental quality and regeneration. The Council attaches special importance to their protection.

F.3. Buildings of local interest are protected from demolition if they are in Conservation areas. Residential buildings not within Conservation areas require permission for method of demolition before they can be demolished. This requirement includes works necessary to make good the site. The Council may also seek to suspend the permitted development rights to demolish locally listed buildings (or parts thereof) where this is necessary to protect the historic environment.

6. SITES OF ARCHAEOLOGICAL IMPORTANCE

6.1. The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public. In particular it will:

1. Seek to ensure that the most important archaeological remains and their settings are permanently preserved.
2. On other sites of archaeological significance, ensure that provision is made for archaeological investigation, excavation, and public dissemination (publication) before development begins. Such excavations are to be in accordance with a detailed scheme to be agreed in advance with the Council, who will in turn consult with the Greater London Archaeology Advisory Service, English Heritage, who act as the Council's advisors on archaeological matters.
3. Encourage co-operation between landowners, developers and archaeological organisations in accordance with the Institute of Field Archaeologists' Code of Conduct and the Greater London Archaeology Advisory Service's Archaeological Guidance Papers.
4. Within Areas of Archaeological Importance as shown on the Proposals Map, all planning applications involving groundwork must be accompanied by an archaeological desktop assessment of the potential archaeological value of the site. If such an assessment indicates that the site has archaeological value, the Council may require the applicants to commission a field evaluation in advance of the determination of that application from an archaeological body acceptable to the Council. Pre-determination evaluations may also be required in other cases where the Council has evidence that archaeological remains might be present.
5. In appropriate cases the Council will request the developer to enter into a Section 106 agreement to ensure that an archaeological investigation and excavation is carried out by a suitable body, to the satisfaction of the Council. Such agreements should cover arrangements for access,

funding and facilities. The Council may also impose planning conditions to achieve satisfactory heritage safeguards.

6.2. The archaeological heritage of Haringey has considerable potential. It includes historic centres and ancient monuments, archaeological sites and find-spots and areas of geology and topography especially attractive for early settlement. The Council wishes to further public appreciation of the archaeological heritage and to encourage its effective management as an educational, recreational and tourist resource. It will therefore promote the conservation, protection and enhancement of archaeological sites and their interpretation and presentation to the public. The support of all interested parties is essential in that process.

6.3. The Council will encourage suitable design, land use and management to safeguard archaeological sites. The most important archaeological remains and their settings should be permanently preserved (if necessary for public access and display). The Council will also seek to ensure that any sites and areas of particular regional or national archaeological importance are afforded appropriate statutory protection.

6.4. There are currently no Scheduled Ancient Monuments in Haringey and hence no Scheduled archaeological remains. Clause 1 of the above policy would apply to remains which would fulfil the criteria for Scheduling under The Ancient Monuments and Archaeological Areas Act 1979, even if they have not as yet been Scheduled. Clause 2 would apply to unscheduled remains not sufficiently important to fulfil the Ancient Monuments and Archaeological Areas Act criteria, but which are nevertheless of local importance.

7. ANCIENT MONUMENTS

7.1. The Council will press for designation of appropriate sites as Scheduled Ancient Monuments and no development will be allowed to designated monuments if the monuments or their settings are adversely affected.

7.2. No ancient monuments have so far been designated in Haringey.

8. INDUSTRIAL HERITAGE

8.1. The Council will promote the evaluation, conservation and interpretation of the Borough's industrial heritage.

1. The Council will liaise with the Greater London Industrial Archaeological Society (GLIAS) to maintain and develop a schedule of sites of industrial heritage significance to which this guidance applies. The schedule will include the sites listed in the UDP.

2. The criteria for considering potential additions to the schedule will include importance of local industrial heritage, contribution to visual or historic industrial character, and industrial architectural or industrial archaeological value.

3. Development proposals affecting industrial heritage sites will be expected to:

- Ensure and enable an evaluation of the industrial heritage value of the site is carried out prior to any development, in particular prior to construction or demolition.
- Re-use where possible any existing buildings contributing to industrial heritage.
- Preserve part or all of any industrial remains of heritage interest within new development schemes, with provision of interpretative facilities where possible.
- Provide adequate interpretative facilities, such as a panel, within the new development.

4. Structures of industrial architectural or historic interest should be considered for addition to the schedules of ancient monuments, listed buildings or buildings on the local list as appropriate.

This SPG has been consulted on as part of the Haringey UDP first Deposit Consultation. As such, it is a material consideration in determining planning applications.

DOCUMENT 11

Tower Gardens Leaflet - translation request

If you want this in your own language, please tick the box, fill in your name and address and send this form to the Freepost address below.

Shqip
Nese dêshi roni ta keni këtê në gjuhën tuaj, ju lutemi vendosni shenjën ✓ në kuti. Shënoni emrin dhe adresën tuaj dhe nisemi na postë falas në adresën e mëposhtme

Kurdî
Ku hun wena la zimanxa daxwâzin. Lewra îlaret bikin Navnîşi û navnîşana tîje bikin û bi'llemin ê navnîşana jêr lu vepêru.

عربي
إذا كنت تود هذا الكتيب بلغتك، فالرجاء وضع علامة على المربع واكتب اسمك وعنوانك وأرسلهما بالبريد المجاني إلى العنوان المدون بالأسفل

Português
Se desejar receber o folheto na sua propria lingua, por favor assinale a quadrícula, preencha com o seu nome e morada e envia para o endereço 'freepost' (com porte pago) abaixo indicado.

বাংলা
যদি এই প্রচারপত্রটি আপনার নিজের ভাষায় চান, তাহলে বাক্সে টিক চিহ্ন দিন, আপনার নাম ও ঠিকানা লিখুন এবং নিম্নে প্রদত্ত ঠিকানায় বিনা মাশুলে পাঠিয়ে দিন।

Limba română
Dacă doriţi un exemplar al broşurii în limba dvs. maternă, vă rugăm să bifaţi caseta corespunzătoare, să ne daţi numele şi adresa dvs. şi să trimiteţi formularul la adresa de mai jos, fără timbru poştal.

Français
Pour recevoir ces informations dans votre langue, veuillez cocher la case, inscrire vos nom et adresse et nous renvoyer ce formulaire, sans affranchir, à l'adresse ci-dessous.

Soomaali
Haddii aad kan ku rabto afkaaga fadlan xaqiiji ku dhig sanduuqa yar, ku qor magacaaga iyo cinwaankaaga oo markaas u dir cinwaanka boosta lacag la'aanta ah ee hoos ku qoran.

Ελληνικά
Αν θέλετε αυτο το εντυπο στη γλώσσα σας, σημειώστε το τετραγωνο παρακαλούμε σημειώστε το τετραγωνο συμπληρώστε το ονοματεπώνυμο και τη διεύθυνση σας και στείλτε το στην παρακάτω διεύθυνση χωρίς ταχυδρομικό τέλος

Türkçe
Bu kitapçığın Türkçe'sini istiyorsanız, kutuyu işaretleyip, adınızı soyadınızı, adresinizi yazdıktan sonra, lütfen bunu posta pulu yapıştırmadan aşağıdaki adrese gönderin.

Please indicate if you would like a copy of this leaflet in another language not listed or in any of the following formats and send to the freepost address below.

- Large print
- On audio tape
- Another language *Please state:*
- On disk
- Braille

Name:
Address:

Haringey Council, Translation & Interpreting Services
FREEPOST LON18649, LONDON. N22 8BR



Above A good example of house as originally built but which has been compromised by satellite dishes on the front elevation.

Below Replacement upvc windows which do not match orginal design.

Please note that the Council will take enforcement action wherever necessary. You or your builder may face criminal prosecution and be ordered to replace what was removed or rebuild what was demolished.

There is more freedom to make changes at the rear of properties. It may, for example, be possible to introduce patio doors to rear gardens or to construct small kitchen extensions. In any case, it will always be necessary to consult the Council's Planning Service

For more information on the history, architecture and conservation of the estate, please contact the Conservation Officer, Planning and Environmental Control Service, Haringey Council, 639 High Road, London N17 8BD or telephone 020 8489 5275.

HARINGEY COUNCIL
ENVIRONMENTAL SERVICES

02/03

HARINGEY COUNCIL
ENVIRONMENTAL SERVICES

Tower Gardens Conservation Area

Important information relating to properties within the Article 4 Direction Area





Above A good example of house as originally built.

Below Satellite dishes detract from the visual qualities of the building.



The history of Tower Gardens

As a resident of Tower Gardens you will no doubt be aware of the charm of the overall form and design of your house and its contribution to the sum of elements which together form the essential character of the area.

Built by the London County Council between 1904 and 1913, Tower Gardens represents one of the earliest 'garden suburbs' in the world and is characterised by good quality and practical buildings that show an inventive use of materials and vernacular motifs typical of the Arts and Crafts Movement. Along with Hampstead Garden Suburb, Tower Gardens is one of the most important estates of its type in North London.

Aware of the architectural and historic importance of Tower Gardens, Haringey Council designated the whole as a Conservation Area in 1978. The quality of the area was further protected at that time by the formal approval by the Secretary of State of an Article 4 Direction, where even minor alterations to roofs, walls, windows and forecourts require express consent from the Council.

The aim is to prevent the erosion of a high standard of design by means of a closer control of minor developments. It is not intended to stifle change, merely to direct and channel alterations into taking the most sympathetic form.

The 1991 boundary extensions to the Conservation Area are not included within the Article 4 Direction Area.

Above Painted brickwork damages the character of this attractive group.

Below Unsympathetic window replacement lacks character.





Information you need to know

The purpose of this leaflet is to provide owners and tenants with basic information relating to minor changes to houses within the Article 4 Direction Conservation Area.

- Removal of original fabric such as doors, windows, ironwork, porches or other features without planning permission is a criminal offence and there is no time limit for prosecution.
- External painting is subject to control. This does not prevent redecoration of windows and joinery in the same colour. Painting brickwork damages the bricks and is not permitted. Changing paint colours of one house can upset the uniform character of a row or terrace of similar properties. The render colours are as originally specified by the LCC architects over ninety years ago.
- Satellite dishes are not permitted on the front walls of houses. If you want to install a dish you must consult the Planning Service first.
- Hedges in front gardens, where they exist, were part of the original design of the estate. Hedges must not be removed.
- The removal of front garden walls and the introduction of hard car parking surfaces is subject to planning control on the estate and will not be permitted.
- Exterior cladding in any form is not permitted.



DOCUMENT 12

Online Planning Services

Planning Application Details

Current applications will include an option to make a comment underneath the application details below.

To ensure that comments can be included in the officer's report for an application, they should be received by the council within 21 days of the Received as Valid Date (see below). All comments received before a decision is made will be taken into account, whether they are represented in the officer's report or not.

A signed copy of the Decision Notice, produced on Haringey Council letter headed paper can be obtained from the Development Management Support Team

Application details

Reference number	HGY/2015/2040	Application Type	FULL PLANNING PERM
Site Location	2 Waltheof Avenue London View location on map (opens in new window)	Proposed Development	Loft conversion with rear dormer extension with roof light to front roof slope
Ward	White Hart Lane		
Received as Valid Date	15/07/2015	Consultation End Date	13/08/2015
Application Status	Refused	Decision Date	09/09/2015
Decision Level	Delegated	Temp. Permission Expiry Date	
Case officer	Wendy Robinson		
Applicant Name	Ms Pamala Kerin	Agent name	Mr Roy Hitch
Applicant Address	Wlatheof Avenue London N17 7PL	Agent Address	Woodside The Stable Buckhurst Hill Essex IG9 5RQ

Site Visit

Officer	WR	Date	01/09/2015

Attachments

- Application Form 1.pdf- application form
- Design Statement.pdf- design statement
- Existing & Proposed.pdf- existing & proposed
- Site Plan.pdf- site plan
- validation consultation list.pdf- cons list
- Decision Notice.pdf-
- Officer Report.pdf-

DOCUMENT 13

Consultation Documents Produced for Planning Application Reference HGY/2015/2040

2 Waltheof Avenue N17 7PL

The Owner / Occupier 1 Siward Road London N17 7PJ Tottenham

The Owner / Occupier 3 Siward Road London N17 7PJ Tottenham

The Owner / Occupier 79 Tower Gardens Road London N17 7PN Tottenham

The Owner / Occupier 81 Tower Gardens Road London N17 7PH Tottenham

The Owner / Occupier 83 Tower Gardens Road London N17 7PH Tottenham

The Owner / Occupier 85 Tower Gardens Road London N17 7PH Tottenham

The Owner / Occupier 87 Tower Gardens Road London N17 7PH Tottenham

The Owner / Occupier 89 Tower Gardens Road London N17 7PH Tottenham

The Owner / Occupier 91 Tower Gardens Road London N17 7PH Tottenham

The Owner / Occupier 93 Tower Gardens Road London N17 7PH Tottenham

The Owner / Occupier 1 Waltheof Avenue London N17 7PL Tottenham

The Owner / Occupier 3 Waltheof Avenue London N17 7PL Tottenham

The Owner / Occupier 4 Waltheof Avenue London N17 7PL Tottenham

LBH Conservation Officer Conservation Officer 6th Floor, River Park House London N22 8HQ 225 High Road (Policy)

Tottenham CAAC Joyce Rosser 46 Redston Road London N8 7HJ

(01) Samuel Uff

Total Letters: 19

DOCUMENT 14

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2040 **Ward:** White Hart Lane

Date received: 15/07/2015

Drawing number of plans: 15/12/01

Address: 2 Waltheof Avenue N17 7PL

Proposal: Loft conversion with rear dormer extension with roof light to front roof slope

Applicant: Ms Pamala Kerin

Ownership: Private/Council/Homes for Haringey

Site Visit Date: 01/09/15

Officer contact: Wendy Robinson

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposed roof extension and roof light would alter the visual coherence and continuity of the overall roof form which would neither preserve nor enhance the character and appearance of the Tower Gardens Conservation Area contrary to Saved Policy UD3 and CV5 of the Haringey Unitary Development Plan 2006, Policy SP11 and SP12 of the Haringey Local Plan 2013, Policies 7.4, 7.6 and 7.8 of the London Plan 2011.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for rear roof dormer extension and a roof light to the front roof slope.

Site and surroundings

3.2 The subject site is a two storey end of terrace dwellinghouse, with original two storey outrigger, and is positioned on the eastern side of the highway. The property does not currently benefit from any extensions.

3.3 The subject site is located within the Tower Gardens Conservation Area.

Relevant Planning and Enforcement history

3.4 None.

4. CONSULTATION RESPONSE

4.1 The application has been publicised by way of one site notice displayed in the vicinity of the site and thirteen letters. The LBH Conservation Officer and Tottenham CAAC were also notified with regards to this application.

4.2 No responses were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the conservation area

5.1 The subject site is a two storey end of terrace dwellinghouse located within the Tower Gardens Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

5.2 The Tower Gardens Conservation Area is one of the early examples of a garden suburb and it began in 1903. The area is recognised for the high degree of visual uniformity and visual coherence the two and three storey terrace rows display. The character and appearance of this conservation area has generally been maintained although it is acknowledged that one or two properties in the area have roof works. A planning appeal decision (APP/Y5420/A/09/2105030) made in September 2009 stated that these examples are "not good examples to follow and highlights the disruptive effect that individual alterations can make". There are many different forms of single storey rear extensions which have been allowed in the area but they are not considered to have the same visual impact on the Conservation Area as roof works.

5.3 The proposed development incorporates a small roof light to the front roof slope and a rear roof dormer. The rear roof dormer extension will be visible from the rear of neighbouring properties and may be viewed obliquely through the gap of terraces from Tower Gardens Road. It is considered that the alteration to the visual coherence of the overall roof form is unacceptable development which neither preserves nor enhances the character and appearance of the Tower Gardens Conservation Area.

5.4 The development proposed is, therefore, contrary to the above policies.

Impact on the amenity of adjoining occupiers

5.5 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

5.6 The proposed roof dormer is modest is scale and bulk and it is not considered that there will be any un-neighbourly overlooking to the surrounding properties, the proposed dormer is not likely to result in overshadowing, nor will the development reduce the outlook of any neighbouring properties.

5.7 The proposed development is not considered likely to impact the amenity of any adjoining occupiers in accordance with Policy 7.6 of the London Plan and Saved Policy UD3.

Conclusions

5.8 It is considered that the alteration to the visual coherence of the overall roof form is unacceptable development which neither preserves nor enhances the character and appearance of the Tower Gardens Conservation Area.

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

6. CIL APPLICABLE

6.1 The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/2040

Applicant's drawing No.(s) 15/12/01

For the following reason(s)

1) The proposed roof extension and roof light would alter the visual coherence and continuity of the overall roof form which would neither preserve nor enhance the character and appearance of the Tower Gardens Conservation Area contrary to Saved Policy UD3 and CV5 of the Haringey Unitary Development Plan 2006, Policy SP11 and SP12 of the Haringey Local Plan 2013, Policies 7.4, 7.6 and 7.8 of the London Plan 2011.

The proposed roof extension and roof light would be visually intrusive when viewed from adjoining streets and would alter the visual coherence and continuity of the overall roof form which would neither preserve nor enhance the character and appearance of the Tower Gardens Conservation Area contrary to The NPPF, The Tower Gardens Estate SPG 3.1, Saved Policies UD3 and CV5 of the Haringey Unitary Development Plan 2006, Policies SP11 and SP12 of the Haringey Local Plan 2013, Policies 7.4, 7.6 and 7.8 of the London Plan 2015 (FALP).