CONSERVATION COMMENTS

Application Ref:	HGY/2016/0677
Location:	**3 The Court, Cascade Avenue, N10 3PS**
Proposal:	**Approval of details pursuant to condition 3 (external materials) attached to planning reference HGY/2015/0713**
Officer:	**Sarah Madondo**

Background: The condition relates to a proposal for the demolition and replacement of a rear extension to a house within the Rookfield conservation area which is subject to an Article 4 Direction. It stipulates that external materials shall match the in colour, size, shape and texture, those of the existing building.

Assessment of significance: Rookfield Estate contains a variety of exceptional Arts & Crafts influenced houses set in a semi-rural Garden Suburb setting. The estate is one of the finest and best preserved examples of its type in London. Insensitive alterations to houses such as the use of inappropriate materials could cause significant harm to the area's special character. The Article 4 direction restricting permitted development rights within the area is designed to guard against such harm.

Comments: I have inspected samples of both the brick and the clay roof tile to be used in this development and can confirm that they reflect the proposals set out in the original design statement and are a good match for the materials of the original building. They will complement existing buildings and will not cause harm to the character and appearance of the conservation area.

Conclusion: Acceptable.

Lucy Morrow

Conservation Assistant

9th May 2016