



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/2672
Date: 14/11/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 75 Hillfield Park, London, N10 3QU.

Built Heritage Advice pertaining to an application for: Addition of first floor mansard extension to an existing garage.

The building affected by this application is located within the Muswell Hill Conservation Area, 'No. 75 at the end of the terrace has its entrance doorway and porch within an attractive flank elevation onto St James Lane that is of yellow stock brick with red brick dressings'.

The success of the existing garage is that it is a subservient building and is not visually prominent within the street scene of the Conservation Area. The proposed mansard extension would result in a visually prominent, incongruous and dominant feature within the Muswell Hill Conservation Area, failing to preserve its character and appearance. The proposed addition of windows would exacerbate the prominence of the proposed extension and would undermine the legible subservience of the existing garage to the host.

To conclude, there are in principle concerns upon the proposed mansard extension which would introduce a prominent and incongruous feature within the Conservation Area. The proposals would fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the NPPF, the harm would be less than substantial, Paragraph 202 being relevant

Yours sincerely,

Thomas Muston BA (Hons) MSc
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

