



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/2690
Date: 25/11/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 67 Shepherds Hill, N6 5RE.

Built Heritage Advice pertaining to an application for: Erection of single storey rear extension, incorporation of railings to existing balcony, new/replacement windows, new/replacement rooflights, new cabrio rooflight, blocking up of windows, addition doors and provision of new rear patio area. Works to front garden, including: erection of new wall and gate to street boundary, erection of new retaining wall to parking area, creation of new steps and other landscaping works (RE-CONSULTATION)

The proposed development site (the Site) is located in Subarea 8 (Shepherd's Hill) of the Crouch End Conservation Area. In statutory terms, the significance of the heritage asset has been recognised by its designation as a conservation area which reflects its 'special interest'. Paragraph 199 of the National Planning Policy Framework (NPPF) states:

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Site forms part of a group of early to mid-twentieth century two-storey detached dwellings constructed of red brick with hipped clay tiled roofs and prominent brick chimney-stacks. The Site has a full-height forward projecting central entrance bay that extend beyond eaves level. They are set within steeply sloping maturely planted gardens and are considered to make a positive contribution to this part of the conservation area. The small gaps between these properties allow glimpsed views north towards Muswell Hill from this section of Shepherd's Hill. To the rear of the site are the Shepherd's Hill allotments, which are designated as Metropolitan Open Land (MOL).

There are concerns regarding the proposed boundary treatments to the front of the property.

The proposals seek to replace the low-level stone boundary wall and integral piers with a higher red-brick wall with integral piers. Whilst there is no objection to the principle of rebuilding the



boundary wall, the new wall should be not be higher than the existing boundary wall and consistent with that along the north side of Shepherds Hill; stone wall with red-brick with red-brick piers.

The proposed boundary wall would detract from the homogeneity of the boundary treatments along the north side of Shepherd's Hill, failing to preserve or enhance the character and appearance of the Crouch End Conservation Area, contrary to paragraph 206 of the National Planning Policy Framework (NPPF).

As such, it is considered that the proposals would constitute a scheme which would lead to less than substantial harm to the designated heritage asset, making paragraph 202 relevant. Furthermore, no clear and convincing justification for that harm has been provided, contrary to paragraph 200 of the NPPF.

Should the proposals be amended to reflect the above comments, there would be no objections to the proposals subject to the relevant planning conditions.

It is not possible to support the current iteration of the proposals as they are in conflict with paragraphs 197c, 200, 202, and 206 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. s

Yours sincerely,

Samantha Pace BA (Hons) MSc IHBC
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