

3 Curzon Road, London, N10: Heritage Statement

The property is located within the Muswell Hill Conservation Area and is identified as a positive contributor within the Muswell Hill Conservation Area Character Appraisal (2008). However, it should be noted that the vast majority of the properties on Curzon Road are identified as positive contributors (e.g., Nos. 1-53 (odd) Nos. 57-63 (odd) and Nos. 2 – 46 (even)).

The proposal will maintain the same bulk, mass and appearance from the main frontage onto Curzon Road. At the rear, the proposal will provide a three storey extension to match the general bulk, scale and appearance of the existing three storey extension at No.5 Curzon Road.

This extension will result in greater design symmetry and harmony at the rear by providing a contextually responsive extension to match No.5 Curzon Road. This is particularly relevant as Nos. 3 & 5 Curzon Road form a semi-detached 'pair' of dwellings on Curzon Road, along with Nos. 7 & 9 and 11-13.

On this basis, we consider that the proposal will preserve and potentially enhance the character and appearance of the property and wider Muswell Hill Conservation Area, which is extensive.