



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/3849
Date: 12/12/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Flat C, 56 Upper Tollington Park, Hornsey, London, N4 4BX.

Built Heritage Advice pertaining to an application for: Installation of rear dormer window, addition of two front rooflights and replacement of second floor windows.

The proposed development site (the Site) is located within the Stroud Green Conservation Area. It is considered that the Site makes a positive contribution to the streetscape and wider conservation area. The houses along the frontage of Upper Tollington Park display repeated patterns of form and architectural detailing which lends a sense of homogeneity to the street. The Site forms part of a consistent terrace of three-storey dwellings, constructed of London stock brick with pitched slate roofs, canted bay windows and hood-mouldings to windows, set behind low boundary walls.

In statutory terms, the significance of the heritage asset is recognised by its designation as a conservation area, reflecting 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 replacement of the existing uPVC windows to the second floor is welcome. The reinstatement of traditional materials, such as timber, is considered to enhance the character and appearance of the Stroud Green Conservation Area. As such, there are no objections to the principle of replacement subject to detailing which may be managed through the relevant planning condition.

However, there are concerns regarding the proposed rooflights to the street-facing roof slope; rooflights are incongruous features within historic streetscapes and are not considered acceptable in conservation areas. Whilst it is acknowledged that there is a precedent for rooflights in the surrounding area, it is incumbent upon local planning authorities to ensure that negative or intrusive features within conservation areas do not become prevalent, thereby failing to preserve or enhance the character and appearance of the conservation area, contrary to Paragraph 206 of the NPPF. It



is therefore considered that the introduction of rooflights to the street-facing roof slope would lead to low levels of less than substantial harm to the designated heritage asset, making Paragraph 202 of the NPPF relevant. Furthermore, no clear and convincing justification for that harm has been provided, contrary to Paragraph 200 of the NPPF.

There are also concerns regarding the proposed rear-facing dormer window. The existing terrace, of which the Site forms part, has a largely unaltered roofscape which makes a positive contribution to the Stroud Green Conservation Area. As rear dormers are not characteristic of this terrace, the introduction of a dormer is not considered an appropriate addition. The proposed dormer would fail to preserve the character and appearance of the streetscape and wider conservation area, leading to less than substantial harm. Therefore, Paragraph 202 of the NPPF is engaged.

It is not possible to support the proposals as they are considered to be in conflict with Paragraphs 197c, 199, 200, 202, and 206 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 Act.

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