



Heritage Impact Assessment

Land at Lynton
Grange, Fortis
Green, Haringey, N2
9EU

December 2022 | Project Ref 8477A

HCUK Group is a homeworking (since 2010) multi-disciplinary environmental practice. We offer expert, honest, and independent advice in archaeology, heritage, landscape, arboriculture, and planning based on our considerable experience. We provide a range of services that can be tailored to any site or case, supported by administrative, financial and HR teams. We began life as Heritage Collective LLP in 2010, before becoming Heritage Collective UK Limited in 2014. We became HCUK Group Limited in 2020.



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Prepared by: Lucy Jarvis BA(Hons) MSc. IHBC FRSA

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1. Introduction

- 1.1** This Heritage Impact Assessment (HIA) has been prepared by HCUK Group on behalf of Capstone Group and concerns land at Lynton Grange, Fortis Green, Haringey, N2 9EU (henceforth referred to as “the Site”).

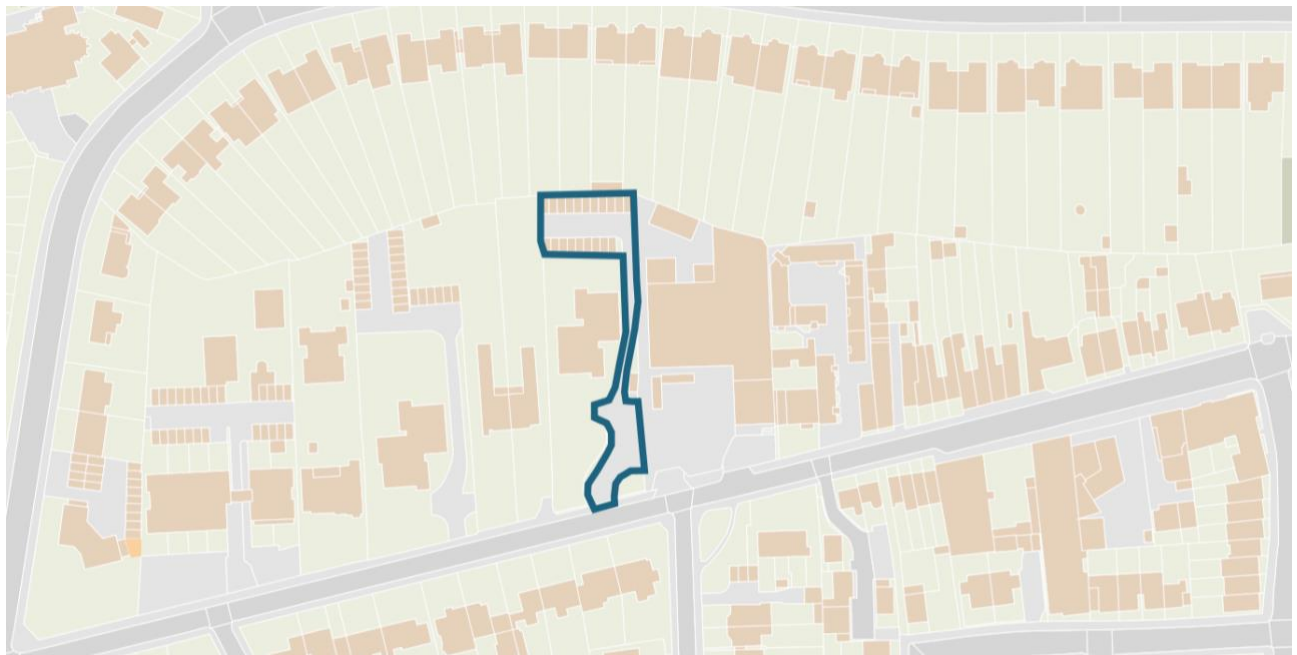


Fig. 1: Site location (courtesy of Downen Farmer Architects)

- 1.2** The Site is located to the north and rear of an existing residential block (Lynton Grange) and is currently occupied by two parallel rows of single storey garages accessible via an access from Fortis Green Road running north-south to the east of the four-storey apartment building. To the north of the Site are the rear gardens associated with the dwellings on Twyford Avenue and, notably, to the west of the Site is the grade II listed Albion Lodge/Albion Cottage (a pair of 19th century villas). Both the villas and the conservation area are designated heritage assets in terms of the National Planning Policy Framework (NPPF), 2021.



Fig. 2: Albion Lodge/Albion Cottage, grade II listed with indicative Site location in blue.
(<https://historicengland.org.uk/listing/the-list/list-entry/1079266?section=official-list-entry>)

1.3

It is proposed to replace the existing single storey garages with five residential units. The proposals are subject to planning permission. This HIA has been prepared to support that application and draws on a visit to the Site undertaken in October 2022 and desk-based research, which together have helped to inform the professional judgements on significance presented herein.

1.4

This assessment identifies the relevant heritage assets, describes their significance, and estimates the level of harm, if any, arising from the proposed changes on the Site – in this case, the replacement of existing garages with dwellings. Whilst it deals with heritage-specific matters relating to demolition, character and appearance and significance, the overall balancing exercise is a matter for comment by MJP Planning. This document should be read in conjunction with the Planning Statement, Design & Access Statement (DAS) and other supporting documents.

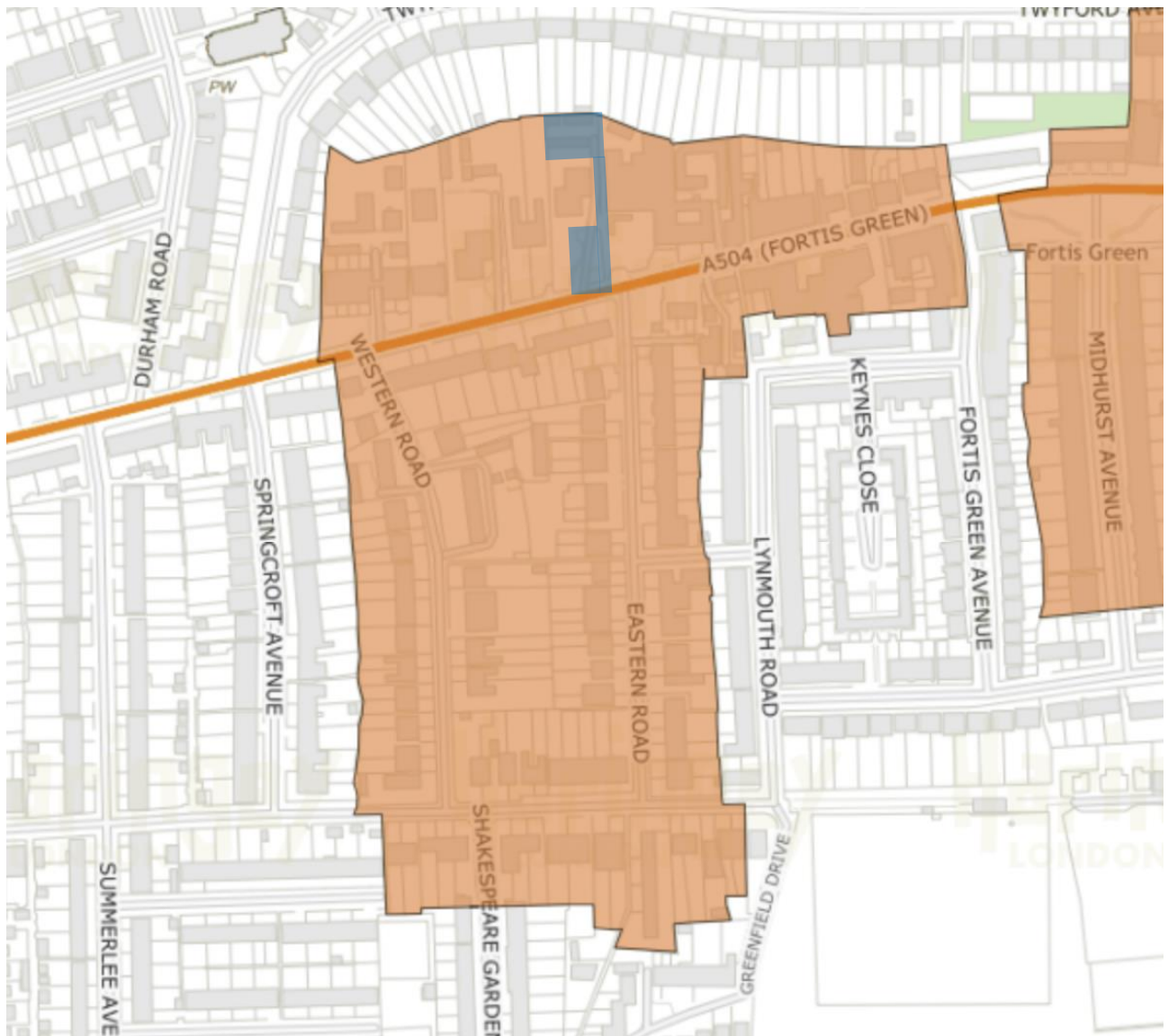


Fig. 3: Fortis Green Conservation Area. Indicative Site location shown in blue.

(<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/design-and-conservation/conservation-areas/list-conservation-areas-haringey>)

The Context

1.5 The background to this full application is set out within the DAS but included two pre-application meetings in January and October 2021, where feedback on the emerging proposals was provided by Haringey Council. The comments provided during that pre-application process have been taken on board and directly influenced the final application scheme. HCUK Group was brought on board in

September 2022 in order to further inform the development of the final application scheme and prepare the relevant supporting documentation in line with paragraph 194 of the NPPF.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this HIA, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.9 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

2.10

In addition, the London Plan (2021) is of relevance and specifically Policy HC1 (Heritage conservation and growth). The council has begun the process of preparing a New Local Plan which will replace the existing Local Plan documents adopted in July 2017. The Local Plan is used to decide on planning applications for new development and buildings in the borough. Haringey's existing Development Management DPD (2017) includes Policy DM9: Management of the Historic Environment and these have been taken into consideration.

3. Background and Development

Cartographic Evidence

3.1 Cartographic evidence shows that the Site and the immediately surrounding area has undergone considerable change from the late 19th century onwards. Land to the north of the Site remained undeveloped until the early 20th century whilst the Site itself was also undeveloped until the first half of the 20th century when the garages were introduced. Notably, the existing apartment block immediately to the south of the Site occupies land that was once the gardens to the original Lynton Grange, a substantial 19th century residential dwelling fronting Fortis Green, occupying the area now in use as parking.



Fig. 4: Ordnance Survey map (extract), 1893-1900 with indicative Site location identified.

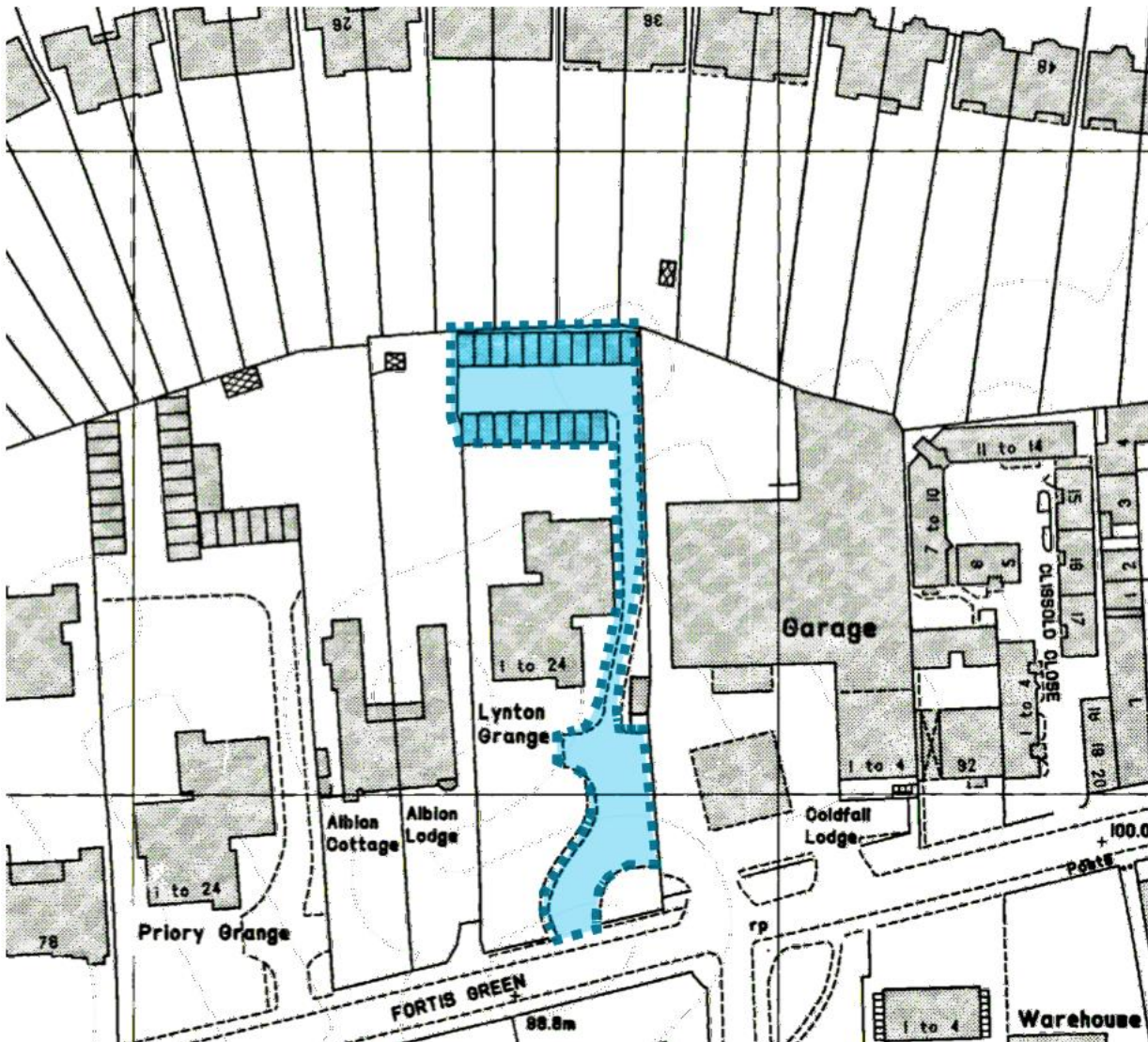


Fig. 5: Ordnance Survey map (extract), 1950.

3.2 By the 1950s, the original Lynton Grange had gone, replaced by the residential development present immediately to the south of the Site today. The small single storey garages were introduced onto the Site itself and the parcel of land closest to Fortis Green Road became parking and access.

3.3 Substantial semi-detached dwellings were introduced to the north of the Site, along Twyford Avenue and this saw the loss of a large amount of wooded land. Development to the east of the Site changes quite significantly with the loss of the smaller terraces shown in the 19th century mapping.

3.4

Albion Cottage/Albion Lodge, the grade II listed building to the west of the Site today, is shown on 19th century mapping and remains largely unaltered in footprint save for extension to the rear outriggers.

3.5

The listed building once sat back from the road, with a building line behind that of the original roadside-fronting Lynton Grange (see Fig. 4, previously). However, once the original Lynton Grange was replaced, the new flatted development was positioned further back in the plot allowing the listed building to take up a more prominent position on Fortis Green.

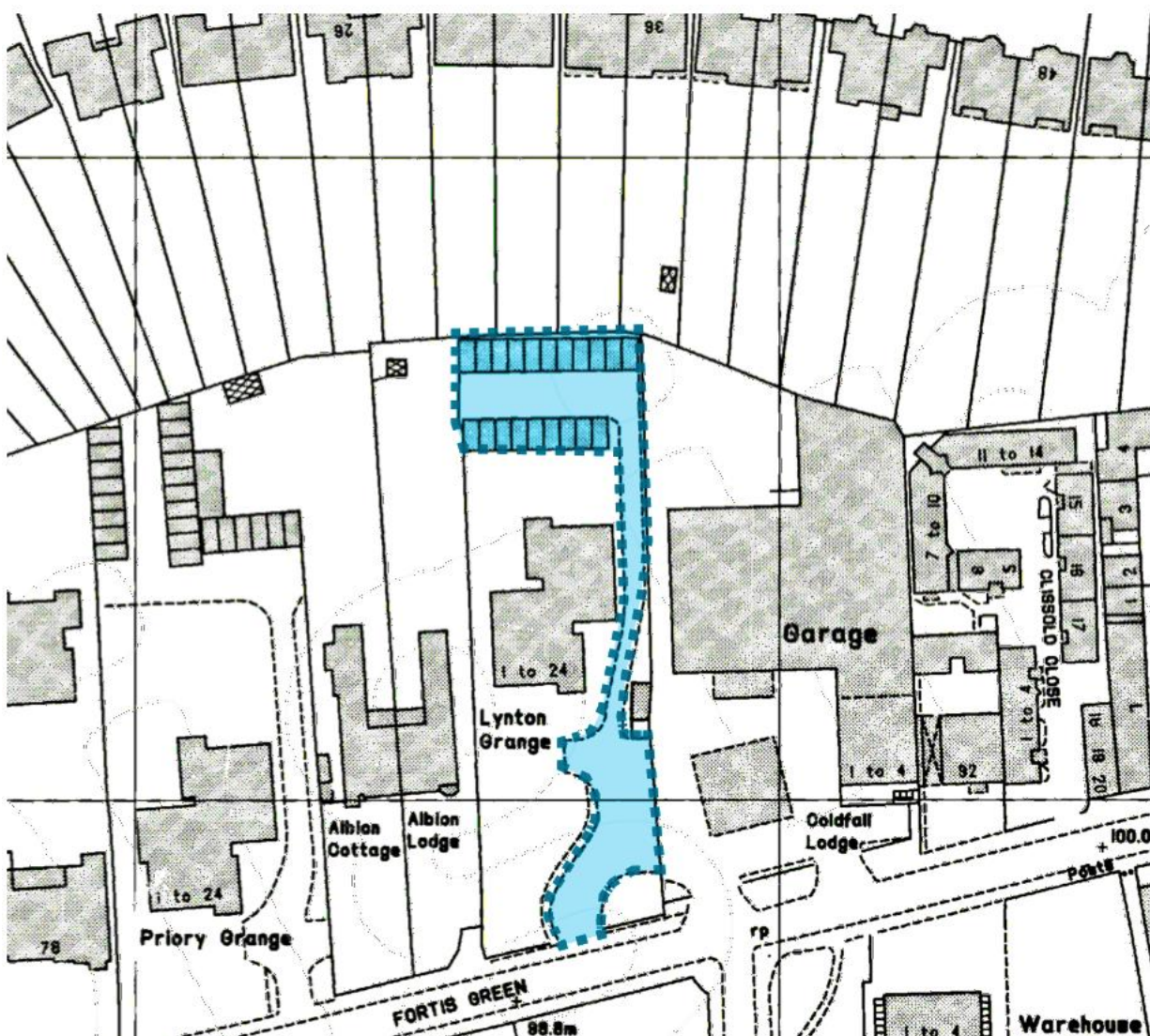


Fig. 6: Ordnance Survey map (extract), 1970

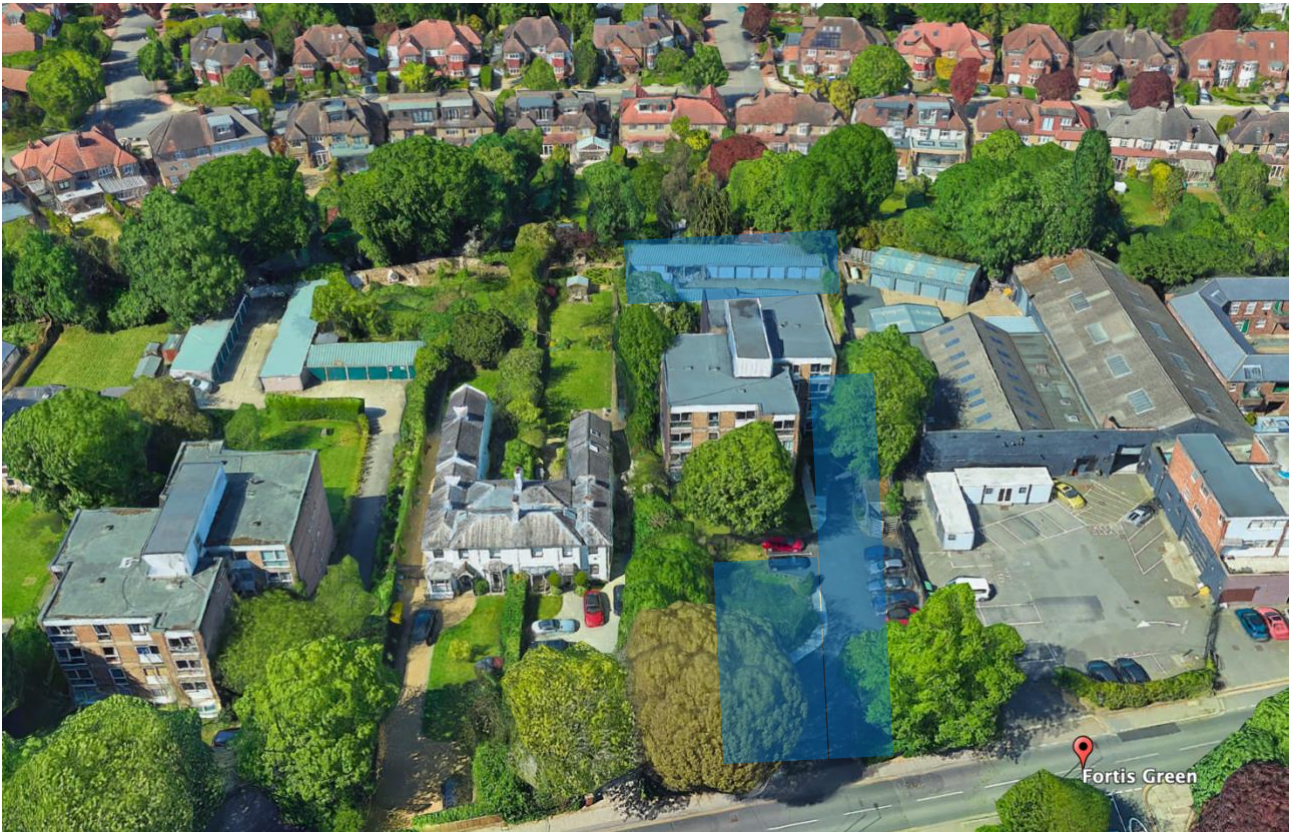


Fig. 7: Current aerial view © Google Earth with indicative Site location in blue.

Existing Conditions

- 3.6** Current aerial imagery shows that, despite the level of redevelopment within the immediate surroundings to the Site, the area retains a substantial number of trees and retains a slightly suburban character as a result. Gardens and plot boundaries are defined by and large by mature trees and shrubs, which add privacy and allow for attractive glimpsed, green, views between buildings.
- 3.7** The Site, which is located close to the southern boundary of the Twyford Avenue gardens is an area comprised predominantly of hard standing. It reflects a phase of development from the mid-20th century, which compromised the character of the Site and is an arrangement that was repeated elsewhere along Fortis Green, including to the rear (north) of Priory Grange to the west of Albion Cottage/Albion Lodge.
- 3.8** Street trees and boundary trees prevent uninterrupted views into the Site from Fortis Green and they also retain a visual separation with Lynton Grange and the

listed building to the west. Albion Cottage/Albion Lodge is well screened from Fortis Green by mature planting and there is no real opportunity for intervisibility between the listed building and the Site owing to the staggered nature of development along Fortis Green.



Fig. 8: View towards Lynton Grange from Fortis Green. The Site is not visible from this location within the Fortis Green Conservation Area.



Fig. 9: View north along the access track into the Site, to the east of Lynton Grange. Existing garages visible far centre.



Fig. 10: Views into the Site from the rear of Lynton Grange with existing single storey garages to be removed.



Fig. 11: Existing landscaping to the south of the Site/south of the existing garages.



Fig. 12: Northern row of garages running along the boundary to the Twyford Avenue gardens.



Fig. 13: Both rows of garages with Lynton Grange apartment block visible far left.



Fig. 14: View looking south-east from the centre of the Site looking towards Lynton Grange.



Fig. 15: Views south along the existing Site access towards Fortis Green.

4. Statement of Significance

Assessment of Significance

4.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3 and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 2.

Albion Cottage/Albion Lodge, grade II listed

4.2 Albion Cottage/Albion Lodge was designated grade II on 10 May 1974 (ref: 1079266). It is located to the west of the Site, on the northern side of Fortis Green, fronting the road but well set-back within the plot, with boundary trees and mature boundary treatment within the site itself (see Fig. 16).

4.3 The list description reads as follows:

Mid 19th century pair of villas, each 2-storey, 2-windows in main block and 1 window inset back outer entrance wing, flipped slate roofs. Stucco with incised lines and 1st floor band. Recessed sash windows with pilasters between. Canted bays, with reeded architrave and paterae at angles, on ground floor. Similar treatment to door of Albion Lodge in gabled porch. Albion Cottage has later glazed gabled porch; and late 19th century square bay at left.

4.4 Albion Cottage/Albion Lodge is principally of architectural interest owing to its date and level of survival externally (the interior has not been viewed). Some alteration is evidence across the principal front elevations as indicated within the list description and visible at Fig. 16. The rear outriggers are apparent on 19th century mapping but have been extended further back into the site, particularly on the western side (Albion Cottage). This has been done to match the character of the existing with slate roof and sits comfortably with the original building.

- 4.5** The listed building is of historic interest owing to its date and level of survival and what its survival tells of the development of the area, which is partially appreciable through historic mapping.
- 4.6** The building is of limited archaeological/evidential and artistic value although it inevitably retains evidence of quality craftsmanship through its broadly original external form and appearance.
- 4.7** The setting of Albion Cottage/Albion Lodge is discussed in more detail at Appendix 2, in line with Historic England’s guidance on setting (GPA3). However, to summarise here, the listed building remains at the centre of a long north-south plot that has changed relatively little compared to the immediate surroundings (particularly to the north).



Fig. 16: Birdseye view of the grade II listed Albion Cottage/Albion Lodge © Google Earth, which are not easily seen from street level owing to mature boundary treatments/screening. The flat roofs of the garages currently on the Site are just visible behind (north of) Lynton Grange, to the east of the listed building).

- 4.8** The site is characterised by mature planting that provides robust screening from Fortis Green and from within the plot itself, which is bounded by mature hedgerows and trees preventing intervisibility between it and its immediate neighbours to either side (including the Site to the east).
- 4.9** The plots (including the Site) to either side of this listed building have both been redeveloped in the mid-20th century to accommodate blocks of residential apartments. These have staggered building lines so development along Fortis Green steps back away from the road from west to east. Space between buildings remains generous.
- 4.10** The private curtilage to Albion Cottage/Albion Lodge contributes to appreciation of the building's significance and includes an attractive, green foreground in views from Fortis Green. Beyond the immediate and private curtilage, there has been considerable change. These changes have historically diminished the contribution made by the wider setting of this listed building, but the retention of robust and mature planting and the long (north-south) plots has helped to preserve an essence of the original arrangement visible on the 19th century historic mapping.
- 4.11** The Site does not contribute anything notable to an appreciation of the significance of Albion Cottage/Albion Lodge. It has already been subject to considerable change and the location of the proposed new dwellings is at the northern end of the plot, well beyond the building line of the listed building and not intervisible with it.

Fortis Green Conservation Area

- 4.12** The Site is located within the Fortis Green Conservation Area. No appraisal for the conservation area has been adopted by Haringey yet. The area is, however, very diverse owing to the long period of time in which it developed. The historic mapping included previously shows that some of the most significant changes happened from the early 20th century onwards and the extent of the conservation area designation (see Fig. 3, previously) covers an area of predominantly 19th century development, where change is still apparent, but the overall essence and character has been largely preserved.
- 4.13** Building heights and materials vary across the conservation area, which was designated in 1974. The most common materials are red brick and red clay tiles,

which contrast with other development beyond the designation (such as Twyford Avenue), which is comprised of later 20th century semi-detached dwellings dating to around the 1930s onwards.

- 4.14** The conservation area is a well-preserved parcel of Edwardian development that retains much of its original quality and elements of uniformity in construction and detailing. There is variation in scale and evidence of change scattered throughout the designation but by and large the quality and character remains.
- 4.15** Street trees and substantial front and rear gardens also characterise the area maintaining a suburban feel. The replacement of the original Lynton Grange, with the mid-20th century residential block, along with the redevelopment of the plot immediately to the west of Albion Cottage/Albion Lodge, has introduced a change within the conservation area but, although these modern flatted developments are unremarkable, they have not eroded the quality of the area overall and are robust and good quality for their type although they are of no architectural interest in and of themselves.
- 4.16** In the areas where late 20th century development has replaced the original Edwardian buildings it is the retention of mature planting and trees that has helped mitigated any potentially negative visual impacts and helped to preserve the overriding suburban Edwardian character that still prevails.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.

5.2 Please refer to the detail provided within Downen Farmer Architect's DAS.

5.3 The proposal introduces 4no. 2-bed terraced dwellings and 1no. 3-bed dwelling onto the Site, which is currently occupied by single storey garages dating from the mid-20th century. The proposals have been worked up further to comments provided by Haringey at pre-application stage and further to HCUK Group's review of the scheme.



Fig. 17: Axonometric drawings provided by DFA – please see DAS for high resolution version.



Fig. 18: Visual render of the proposed new development by DFA (see DAS for high resolution version).

- 5.4** The proposals draw on forms and materiality seen within the conservation area and reflect the backland nature of the Site by adopting a mew-style subservient character enhanced with mature planting to create an enclave away from Fortis Green, to the rear of the larger residential apartment building immediately to the south.
- 5.5** The scheme works with existing elements of the Site, including the green area to the rear of Lynton Grange and the existing central courtyard space between the existing rows of garages. The robust and ample green buffer that borders the Site, particularly to the north and west will be enhanced and green planting within the Site itself will also be enhanced to keep and improve on the existing suburban character of the area.
- 5.6** The form of the new dwellings has been intelligently managed to work with the constraints of the Site and minimise the perception of height and bulk. This has been done with angled elevations, pitched roof forms and well-balanced elevations with recessed windows and doorways at ground floor. All of these things combine make the elevations subservient but elegant.
- 5.7** In the north-eastern corner of the Site a single 3-bed dwelling is proposed with a flat green roof. This dwelling will be visible in views north along the access track into the Site, to the

side of Lynton Grange and will be one of the first elements of the Site visible on approach from Fortis Green. The slightly concaved elevation facing south and the rear curved elevation to the north are an intelligent response to a tight Site, add interest and prevent the new building being too prominent. These small design details and quirks in footprint come together to create an attractive and elegant building and enables careful management of massing.

Impact on the significance of Albion Cottage/Albion Lodge

5.8 Taking into consideration the impact of the proposals on the setting of the listed building it is important to note that impact on setting is not just about what can or cannot be seen or about intervisibility. In this case, there is no intervisibility between the Site and Albion Cottage/Albion Lodge. These plots are adjacent to one another, however, and the wider setting of the listed building, beyond its obvious and private curtilage, does still contribute to an appreciation of the building's significance simply through the overriding character and commonality of built forms and mature planting.

5.9 In this instance the proposals are considered high quality and appropriate for the Site. They introduced a modest number of dwellings onto the Site, orientated away from the listed building and special attention has been given to the planting and screening within the Site itself.

5.10 The Site is not visible in any principal views towards Albion Cottage/Albion Lodge and the way in which this listed building is appreciated will not change – it will be appreciable in the same way as it is today once the proposals have been built-out. In summary, no harm to the significance of Albion Cottage/Albion Lodge has been identified within this assessment.

Impact on the character and appearance of the Fortis Green Conservation Area

5.11 The proposals are high quality and intelligently manage change on the Site, which should be the driver behind any good design and heritage led schemes. The existing garages on the Site do not contribute positively to the character and appearance of the conservation area, they are at most neutral. They are only apparent from within the private curtilage of the Site and their loss presents an opportunity for enhancement, removal of a large area of hardstanding and improved landscaping that better reflects the suburban character of the conservation area overall.

5.12 The new development is modest in scale and quantum and leaves room for a generous courtyard at the centre of the Site, with an opportunity for soft planting and attractive hit and miss paving. Together with the retained green space and garden area immediately to the north of Lynton Grange, the Site will feel far more inviting.

- 5.13** The proposals are considered to bring about an opportunity for an enhancement within the conservation area. The Site will be improved for the reasons set out above and the inevitable change brought about through the replacement of the garages with dwellings is a well-informed and intelligent one that.
- 5.14** No harm to the character and appearance of the conservation area has been identified within this assessment. The scheme is high quality, imaginative and appropriate for the Site and presents a clear opportunity for enhancement through reinforcing the key characteristics of the conservation area through use of appropriate materials, built forms and imaginative landscaping.

6. Conclusions

- 6.1** This HIA has been prepared in accordance with the NPPF. It identifies the significance of designated heritage assets affected by the proposed redevelopment of the Site at Lynton Grange, Fortis Green, and assesses the impact of proposals on that significance.
- 6.2** The proposals are considered informed and appropriate and intelligently manage change within a constrained and underused Site currently occupied by mid-20th century single storey garages. The proposals allow for increased and improved planting, retain ample amenity space and draw on the local character and prevailing building styles to create a peaceful and attractive enclave of 5 no dwellings, to the north of Fortis Green Road.
- 6.3** In conclusion, the proposals do not result in any harm to the significance of Albion Cottage/Albion Lodge. There will be no harm in terms of the NPPF insofar as paragraph 202 will not be engaged and there will be preservation (of significance) for the purposes of the council's duty under Section 66(1) of the Act.
- 6.4** There will be a slight enhancement to the character and appearance of the Fortis Green Conservation Area in terms of Section 72 of the Act. This is achieved through the replacement of unattractive hard standing and mid-20th century garages with high quality and informed development that draws on the local character including the retention of important trees and the provision of additional soft planting.
- 6.5** The scheme has been developed further to input at pre-application stage with amendments made to reflect officer comments. The result is attractive and quality development that satisfies both local and national planning policy and should be looked on favourably.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁷

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁷ See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the proposed new development on the setting and significance of designated and non-designated heritage assets, in this case Albion Cottage/Albion Lodge, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Albion Cottage/Albion Lodge, grade II
<i>Proximity of the development to the asset</i>	The Site is immediately adjacent to the east of the listed building. It is already occupied by a flatted residential development from the mid-20 th century which is to remain. The new development will be introduced to the north along the boundary with the rear gardens to Twyford Avenue, well set back away from the building line of the listed building next door.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	The proposed development will not be visible/apparent in any important/key views towards or of the listed building.
<i>Orientation of the development</i>	The new development will comprise a terrace of 4 2-bed, east-facing, dwellings and one 3-bed, south-facing, dwelling.
<i>Prominence, dominance and conspicuousness</i>	The new development will not be prominent or dominant in any view within which the listed building is also visible. There is no intervisibility between the two.
<i>Competition with or distraction from the asset</i>	None.
<i>Dimensions, scale, massing, proportions</i>	In keeping with the character of the conservation area and the wider surroundings at two storeys.
<i>Visual permeability</i>	The development will occupy a plot that is already developed with two parallel rows of garages. A courtyard will remain at the centre of the site retaining the existing level of visual permeability.

<i>Materials and design</i>	See DAS – in keeping with the character and appearance of the area.
<i>Diurnal or seasonal change</i>	There will be some change through trees thinning/losing leaf in winter months, but this will not have a notable impact on the overall character and visibility of the Site from within the setting of the listed building.
<i>Change to built surroundings and spaces</i>	Only insofar as the existing garages will be replaced with mew-style dwellings.
<i>Change to skyline, silhouette</i>	The existing garages are single storey, and the new dwellings will be a modest two storeys in height. These will remain considerably lower than Lynton Grange to the south.
<i>Change to general character</i>	The Site is currently in ancillary use with small garages. The new development will introduce residential dwellings onto the Site but these will remain subservient insofar as they have been designed to sit well within a backland plot and adopt mews-style characteristics to create an attractive enclave away from Fortis Green.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

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