



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/3528
Date: 16/12/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 32, Cromwell Avenue, London, N6 5HL.

Built Heritage Advice pertaining to an application for: Construction of new front wall and piers, creation of bin and bicycle stores, relocation of steps and provision of new hardstanding, as well as planting.

The proposed development site (the Site) is located in Sub Area 3 (Archway) of the Highgate Conservation Area.

In statutory terms, the significance of the heritage asset is recognised by its designation as a conservation area, reflecting their '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.

There are no objections to the proposals however it is recommended that the following conditions, or similar, be attached to any decision notice issued:

- In the case of the boundary wall, this shall be constructed in red brick laid in stretcher bond, unless otherwise agreed in writing with the Local Planning Authority.
- Prior to the commencement of above ground construction, details of any hardstanding required to facilitate the proposals will be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.



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