

APPENDIX

HGY/2022/4099: 63 Sheldon Avenue

ERRORS IN DAS & HERITAGE STATEMENT (D&A)

In one place the DAS & Heritage Statement (D&A) wrongly suggests that No 63 Sheldon Avenue is a 1960s house and in another section of the D&A wrongly says several times that it is a 1970s house and draws the conclusion that it has nothing in common with the 1950s developments in the area.

This is incorrect. The Haringey Planning site shows that both Nos. 63 and 65 were granted planning permission in 1957: No 63 on 24/7/1957 and No 65 on 25/9/1957. Both are typical of the 1950s development in the area, contrary to the claims made in the D&A.

No 65, the house next door, was designed by a known architect, David Stern. Several examples of his work are locally listed in Haringey, including:

<http://www.ukmoho.co.uk/html/building/15937.html>

<http://www.ukmoho.co.uk/html/building/14928.html>

Building 14928

House: 10 to 34 (even)
Street: Colsterworth Road
Town: [Tottenham & Wood Green](#)
Postcode: N15 4BJ
County: [LB Haringey](#)
Building date: [1971-5](#)
Architect: [David Stern](#)
Client: LB Haringey
Comments: standard pitch/brick; terraces; also surrounding houses?

It is probable these buildings will be included on the Local List of Buildings of Merit and are covered by the Character Appraisal for the area.

The Highgate Conservation Area Character Appraisal and Management Plan makes these observations about a very good small development in Highgate by David Stern:

"10.4.47 Broadlands Close

Broadlands Close is a 1960s estate of small two storey houses built of brick with wooden facing boards, opening of Broadlands Road Nos. 1 - 4 of this development face Broadlands Road. These small houses are uniform in design with open front gardens; they blend remarkably well into the overall character of this part of the conservation area."

Building 15939

House: houses in
Street: Broadlands Close
Town: [Highgate](#)
Postcode: N6 4AF
County: [LB Haringey](#)
Building date: [1958](#)
Architect: [David Stern](#)
Client:
Comments: standard pitch/brick/timber clad; staggered terrace at rear and another facing Broadlands Road
Latitude:
Longitude:
Listed: None
Photo: None
Reference: www.modernism-in-metroland.co.uk

Photo of Broadlands Close from Historic England's Photo Archive. Photo by John Gay
<https://historicengland.org.uk/images-books/photos/item/AA084796>

The main negative influence on the appearance of No 63 is the unsympathetic diamond shaped replacement glazing. There are some interesting period details on the front elevation and front garden wall which should be noted for the record.



We also note that the historic examples of Arts & Crafts buildings are in some cases not correctly named. We have therefore included correct references in our Objection.

Highgate Conservation Area Advisory Committee 6.1.23