



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/4099
Date: 13/01/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 63, Sheldon Avenue, London, N6 4NH.

Built Heritage Advice pertaining to an application for: Demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works.

The proposed development site (the Site) is located in Sub Area 7 (Bishops) of the Highgate Conservation Area.

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 northern section of Sheldon Avenue, in which the Site is located, was not developed until the 1950s, and therefore it is evident that the buildings in this area are generally not of any special interest. The Site reflects this and is therefore understood to be a building that makes a neutral contribution to the character and appearance of the conservation area. The Highgate Conservation Area Character Appraisal and Management Plan 2013 (CAAMP) provides analysis of this part of Sheldon Avenue and explains that this area has been subject to the demolition and then the rebuilding of significantly sized replacement dwellings. In addition, there has been an increase in the creation of large basements. The CAAMP concludes that, overall, these works have detracted from the open character of the streetscape in Sheldon Avenue.

A pre-application for 'demolition of existing house and erection of a new dwelling with a basement' (PRE/2022/0156) was submitted in July 2022. During this process the principle of demolition was established subject the appropriate and sensitive design of the replacement dwelling; the existing dwelling was not considered to be of any special architectural or historic interest.



However, concerns were raised regarding the height, scale, and design of the replacement dwelling. It was considered that the height failed to respond to and reinforce the immediate environs of the Site, and the design, specifically the bulky crown roof, was not sensitive to this location of the conservation area.

The proposals have sought to reduce the ridge height in line with the pre-application advice. Whilst it continues to extend slightly above both neighbouring properties, it better responds to the immediate environs of the Site and is considered to result in a much more satisfactory visual relationship.

The omission of the sizeable crown roof and the amended design is also considered to have addressed the concerns raised at pre-application regarding the scale of the proposed dwelling. Whilst it is recognised that the proposed dwelling represents an increase in footprint and scale, the amended design is not considered to appear unduly dominant in the street scene.

Materiality and detailing will be key to the success of the scheme; non-traditional and incongruous materials would not be considered appropriate and therefore would not be supported.

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

- Prior to their first use on site a schedule of all external finish materials including wall and roof materials, lintels, fascias, and rainwater goods, including finish colour, shall be submitted to and agreed 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.
- Prior to installation, a schedule of drawings that show details of proposed windows, rooflights, and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to their first use on site details of all hard and soft landscaping and boundary treatments shall be submitted to and agreed 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