

Heritage Statement

Garages site at Methuen Park, Muswell Hill, London N10 2JR

Author:	Ignus Froneman B Arch Stud ACIfA IHBC	Date:	09 Jan 2023
On behalf of:	Artform	Ref:	0637

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Ignus Froneman, Director at Cogent Heritage, in consultation with The Planning Lab and Down Farmer Architects. The report considers the potential effects of a proposed dwelling on the application site, which is presently occupied by garages, opposite 4-6 Methuen Park in Muswell Hill. The application site falls in Haringey's Muswell Hill Conservation Area.
- 1.2 The Heritage Statement provides an assessment of the significance of the Muswell Hill Conservation Area, and an assessment of the contribution of the existing buildings, followed by an impact assessment of the proposed dwelling.
- 1.3 The assessment follows a site visit and inspection of the application site, and its context, in September 2022. Aerial photos from the 1940s were sourced, but given the history of the area, it was not considered necessary to source an Ordnance Survey map regression.
- 1.4 The existing garages on the application site are correctly identified as detractors to the conservation area in the Muswell Hill Conservation Area Character Appraisal (2008) (the 'Appraisal' hereafter). The modern buildings to the north and south are likewise identified as detractors, but beyond these the surrounding buildings are identified as positive contributors in the Appraisal. There are no locally listed buildings on Methuen Park.
- 1.5 There is an extant consent for the demolition of the existing garages and construction of a pair of semidetached dwellings, granted October 2021 (ref. HGY/2021/2061). As explained in the Design and Access Statement, this scheme would be difficult to implement and would offer very poor quality, or non-compliant, accommodation standards. This extant consent is nevertheless

relevant in that it has established the acceptability of a residential infill development of three storeys (though with the upper storey in a slightly stepped form), and of modern design, in sharp contrast with the Edwardian houses prevalent on Methuen Park (**Fig 1**).



Fig 1: The front elevation of the extant consent for the demolition of the existing garages and construction of two dwellings, granted October 2021 (ref. HGY/2021/2061).

Pre-application advice

1.6 This application follows a pre-application to Haringey Council under ref. PRE/2022/0256. The response was broadly supportive, but some detailed suggestions were made. A summary of some of the key points in the pre-application is highlighted below, including some commentary of how concerns have been addressed in the submission:

- i. The pre-application proposal was an improvement over previous (withdrawn) proposal and the current design direction was appropriate.
- ii. The new street frontage should be complemented with the same level of design in its landscaping plan. The boundary treatment should be more enclosing; green hedges or plants can be used. However, it is important that the enclosure would not become a hard physical barrier.
- iii. The pre-application proposal is a well-designed scheme on an overlooked piece of land, but the design can be further refined to better reflect and link the site to the character of the locality.
- iv. There were no major concerns about the pre-application proposal, which is a modern interpretation of an Edwardian house. The design made use of Edwardian forms, massing and elements but does not become a pastiche.

- v. The flat roof on the octagonal bay was deemed slightly awkward and taking cues from the surrounding properties for the roof design was encouraged (this has been redesigned following the pre-application submission).
- vi. Clinker brick was suggested for the front boundary wall.

Legislation and policy summary

- 1.7 The section below summarises the key provisions of s.66 & s.72 of the Planning Listed Buildings and Conservation Areas Act 1990, the National Planning Policy Framework and the Development Plan policies.
- 1.8 **Legislation:** Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Section 66(1) of the Act sets out the statutory duty in relation to development affecting the setting of listed buildings: and section 72(1) sets out the statutory duty in relation to any buildings or other land in a conservation area.
- 1.9 It is a well-established concept in case law that 'preserving' means doing no harm for the purposes of the 1990 Act. The Court of Appeal's decision in *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] (EWCA Civ 137) established that, having 'special regard' to the desirability of preserving the setting of a listed building under s.66, involves more than merely giving weight to those matters in the planning balance. There is a strong statutory presumption against granting planning permission for any development which would fail to preserve a listed building or its setting (and the same for conservation areas). In cases where a proposed development would harm a listed building or its setting (or a conservation area), the Barnwell decision has established that the duty in s.66 of the Act requires these must be given "*considerable importance and weight*".
- 1.10 The key legal principles established in caselaw are:
 - i. 'Preserving' for the purposes of the s.66 and s.72 duties means 'to do no harm'.
 - ii. The desirability of preserving the setting of a listed building, or the character or appearance of a conservation area must be given 'considerable importance and weight'.
 - iii. The effect of NPPF paragraphs 199-202 is to impose, by policy, a duty regarding the setting of a conservation area that is materially identical to the statutory duty pursuant to s.66(1) regarding the setting of a listed

building (and s.72 in relation to the character and appearance of a conservation area).

- iv. NPPF paragraph 202 appears as part of a 'fasciculus' of paragraphs, which lay down an approach corresponding with the s.66(1) duty (and similarly the s.72 duty).
- v. If harm would be caused, then the case must be made for permitting the development in question, and the sequential test in paragraphs 200-202 of the NPPF sets out how that is to be done. If that is done with clarity, then approval following paragraph 202 is justified. No further step or process of justification is necessary.
- vi. In cases where there may be both harm and benefits, in heritage terms, great weight has to be given to the conservation and enhancement of a listed building, and its setting, and the preservation and enhancement of a conservation area. It is possible to find that the benefits may be far more significant than the harm.

- 1.11 **The National Planning Policy Framework:** Section 16 of the revised (July 2021) National Planning Policy Framework (the NPPF) deals with conserving and enhancing the historic environment, in paragraphs 189 to 208. Paragraph 189 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance.
- 1.12 According to paragraph 194 applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.13 According to paragraph 199, which applies specifically to designated heritage assets, great weight should be given to a heritage asset's conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.
- 1.14 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. It then deals with substantial harm to, or total loss of significance of, different types of designated heritage assets. Paragraph 201 continues on the subject of substantial harm (this level of harm is not relevant to the present proposals).

- 1.15 Paragraph 202, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The National Planning Practice Guidance (NPPG) describes public benefits as “*anything that delivers economic, social or environmental progress*”.
- 1.16 The Development Plan is the London Plan (2021) and Haringey’s Local Plan Strategic Policies 2013-2026 (consolidated with alterations since 2013) (July 2017); the Haringey Development Management Development Plan Document 2017 (July 2017).
- 1.17 **The London Plan:** The London Plan 2021 deals with Design at Chapter 3. Policy D4 deals with delivering good design and states that the design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising appropriate analytical tools. The design quality of development should be retained through to completion by, amongst others, ensuring maximum detail appropriate for the design stage is provided
- 1.18 Policy HC1, entitled “*Heritage conservation and growth*” is the most relevant of the policies in Chapter 7. Parts A and B of the policy deals with strategic considerations/requirements and these are not relevant to determining planning applications.
- 1.19 Part C deals with development proposals affecting heritage assets, and their settings. This part of Policy HC1 requires development proposals to conserve the significance of heritage assets, by being sympathetic to the assets’ significance and appreciation within their surroundings. The policy also requires the cumulative impacts of incremental change from development on heritage assets and their settings to be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.
- 1.20 **Haringey Local Plan Strategic Policies:** Policy SP12, entitled “*Conservation*” states the Council will ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change.
- 1.21 It may be noted here that the proposed development of a high quality, contextually referenced and appropriate replacement of a detracting eyesore in the conservation area seems to be exactly the kind of positive change that this policy encourages.

- 1.22 **Haringey Development Management Development Plan Document:** Policy DM9 deals with "*Management of the Historic Environment*" and helps to give effect to the NPPF and Policy SP12, providing further local considerations for weighing the significance of assets affected and the extent of impacts, whether positive or negative. According to part A, development that conserves and enhances the significance of a heritage asset and its setting will be supported.
- 1.23 Part C of the policy lists a number of things the Council will have regard to when considering the impact of proposals on the historic environment; these include conservation area character appraisals and management plans, or other guidance, where they are available.
- 1.24 Conservation Areas are dealt in part D, according to which the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a conservation area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

2.0 ASSESSMENT

Assessment of significance

- 2.1 The Council's adopted and detailed Appraisal is the starting point for a balanced assessment of significance and contribution. This next section considers the Appraisal's description and assessment of the significance of the conservation area, the application site, and its context.
- 2.2 Under the heading "*General Identity and Character of the Conservation Area*" paragraph 1.11 of the Appraisal confirms that the assessment of the character and appearance of the area is *based on the present-day situation*. That means any appraisal of the application site's contribution, and any impact, must be on the basis of what exists at present, rather than an idealised version of what the application site may have been in the past, or could be in the future.
- 2.3 Paragraph 1.12 summarises the conservation area as essentially an Edwardian suburb that developed around a once rural village, on high ground on one of the main routes into and out of London. It is described as having a considerable consistency of character and appearance that derives from the development of the majority of buildings, and laying out of the streets, over a period of less than 20 years (between 1896 and 1913).
- 2.4 It is important to recognise what the Appraisal states at paragraph 1.13:
"Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area."
- 2.5 This is highly relevant and important, when undertaking an impact assessment; an example of a high quality modern building, or distinctive design, can make a positive contribution to the character of the conservation area.
- 2.6 Section 3 of the Appraisal sets out the historic development of Muswell Hill, which is not repeated here, though the following are noted:
- i. The majority of the core of present day Muswell Hill was established between 1896 and 1914; James Edmondson, a builder and developer, drew up the first plans for development, which were agreed by the District Council in 1896 (paragraph 3.16).
 - ii. The first development to be built were the parades of three storey terraces, with ground floor shops and apartments above, along the frontages to

Fortis Green Road, Muswell Hill Road and Colney Hatch Lane (paragraph 3.17).

- iii. By 1914 the suburb was substantially complete (paragraph 3.23).
- iv. The main changes to the area during the post-war period have resulted from the rebuilding of bomb-damaged sites. Other redevelopment in the area has been slight (paragraph 3.29).

- 2.7 Under the heading 'definition of special interest' paragraph 2.1 gives a good overview summary of the significance of the conservation area:

"... Muswell Hill is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality. The distinctive three and four storey red brick Edwardian parades of shops and apartments, and their hard streetscape that form the heart of the area, provide a vibrant focus that contrasts with the mature planted front gardens and substantial trees within the quieter residential streets that surround it. There are differences in the grain, scale and density of development across the conservation area, the highest density being along the streets within the central area, Muswell Hill Broadway and Fortis Green Road that radiate from the traffic island. Most of the streets are laid out in a modified grid pattern that follows, or is perpendicular to, the contours of the site. The surrounding residential areas have a mixture of two and three storey red brick semi-detached and terraced buildings. The majority of the buildings are either statutory or local listed and have a variety of elaborate details in stone, stucco and pargetted plaster, all of which add to the high quality of the architecture and character of the conservation area."

- 2.8 Paragraph 2.2 goes on to note that the pattern of development over time and the influence of factors, such as land ownership boundaries, have inevitably resulted in some buildings and spaces differing from the overriding character of the area. The application site is a recognised detracting example of such later development.

- 2.9 Paragraph 2.3 sets out the seven sub-areas used for the purposes of the Appraisal:

1. The Core Area: Muswell Hill Broadway
2. Fortis Green
3. Queens Avenue
4. Midhurst Avenue to Hillfield Park
5. Tetherdown

6. Page's Lane

7. Colney Hatch Lane & Wellfield Avenue to The Avenue

2.10 The application site falls in Sub Area 4, which is covered in Section 10 of the Appraisal. Under the general heading "*Overall character and appearance*" paragraphs 10.1-5 set out the general characteristics of this sub-area. The following points are noted:

- v. This is a residential area (paragraph 10.1).
- vi. It has a notable consistency in character and appearance, derived from its development primarily in less than three decades between 1896 and 1913, after an initial start in the mid 1880s (paragraph 10.1).
- vii. As a result, the buildings are of a relatively consistent architectural style and are generally constructed from a common palette of materials, with similarities in detailing (paragraph 10.1).
- viii. Most of the houses are terraced or semidetached (paragraph 10.1).
- ix. The grid-like street pattern makes the best use of the land, whilst still providing relatively wide streets and long plots with comparatively narrow frontages (paragraph 10.1).
- x. The buildings are generally of uniform two storey height, with some attic storeys (paragraph 10.2).
- xi. There is a constant building line, set back behind small front gardens (paragraph 10.2).
- xii. This gives a sense of enclosure to the streets, accentuated in areas where street trees have been planted (paragraph 10.2).
- xiii. Houses at junctions of streets are generally designed to turn the corners with features such as circular bays, turrets and towers, creating the impression of a gateway into the street (paragraph 10.2).
- xiv. The predominant building materials are red brick with red clay tile or slate roofs (paragraph 10.3).
- xv. White painted render, white painted timber work and mullions creates a distinctive contrast with the red brickwork that is characteristic of this area (paragraph 10.3).
- xvi. There is extensive use of forward projections, gables and bay windows (paragraph 10.4).

- xvii. The houses have either hipped roofs or pitched roofs with gable ends (paragraph 10.4).
 - xviii. The houses have a repeated pattern of upstand party walls with prominent chimney stacks generally positioned between pairs of houses (paragraph 10.4).
 - xix. Timber front entrance doors with a variety of stained glass upper panels, decorative timber porches, and timber window frames with the upper sashes subdivided by glazing bars are common features (paragraph 10.4).
 - xx. The repeated pattern of such elements lends a homogenous character to the streets even though the individual house types may differ (paragraph 10.4).
 - xxi. Topography is influential in the character of particular streets. Views of Alexandra Palace are obtained from a variety of locations within the area and are a common feature of these streets (paragraph 10.5).
- 2.11 The Appraisal deals with Methuen Park from paragraph 10.71. This paragraph notes that the mature street trees on both sides of Methuen Park give a more landscape-dominated character to the street during the summer months. Indeed, as can be seen from **Photo 1** below, that was the case in September 2022, with buildings in many places largely hidden by the tree canopies, and obscured to a great extent in oblique street views.



Photo 1: Methuen Park, looking south from the northern end.

- 2.12 Paragraph 10.71 notes that the houses are generally terraced, with pitched or hipped slate roofs. The properties on the west side are elevated in relation to the street. Although there is a range of different house types along Methuen Park, the repeated forms of two storey bays and projections, as well as consistent storey heights, give an informal rhythm to much of the frontage.
- 2.13 Paragraph 10.72 notes that 4-10 Methuen Park are red brick and have full height canted bays with pyramidal roofs above and contrasting keystone and bracket detailing. The large modern dormer at 8 Methuen Park is highlighted as poorly designed, overly prominent and detracting from the streetscape.
- 2.14 Under the heading 'detractors' paragraph 12.8 notes that, inevitably, there are buildings that detract from the character and appearance of the conservation area. The garages on Methuen Park between Rowan and Donovan Court – i.e. the application site – is unsurprisingly identified as a detractor.

Contribution of the building to the conservation area

- 2.15 The obvious starting point for considering the contribution of the application site to the conservation area must be the recognition of the fact that the site is identified as a detractor in the Appraisal. The reason for identifying these poor quality garages that manifest as a most unfortunate gap of the otherwise largely coherent streetscape is not difficult to see when looking at **Photos 2 & 3** below.



Photo 2: The application site, seen from Methuen Park.



Photo 3: The application site, seen from Methuen Park.

2.16 The photos below are not street scenes, due to the obscuration of the street trees, but the Google map extract from February 2022, at **Fig 2** below, shows a leafless scenario.



Fig 2: The application site, seen from Methuen Park in a Google map extract of February 2022.

- 2.17 The application site evidently forms part of a small area of modern development on Methuen Park, between Muswell Road and Donovan Avenue, which is uncharacteristic of the otherwise very much coherent Edwardian development in this area. Tempting though it may be to think that there would historically have been Edwardian houses on Muswell Road and Donovan Avenue, the 1947 aerial photo (**Fig 3**) shows that there would have been a large open plot here, with what looks to have been an ancillary building, rather than a house, on Donovan Avenue.



Fig 3: An extract of a 1947 aerial photo, with the rough centre of the application site indicated in red.

- 2.18 The 1947 aerial photo shows a very different situation historically, although what can be said with certainty is that even historically, this was an area that was different from the typical arrangement of the back-to-back houses on Muswell Road and Donovan Avenue (there was historically only a house on Muswell Road). This area can be seen on the aerial photos below (**Photos 4 & 5**); it is clear that it is an area of poor quality townscape, with poor quality modern buildings that starkly contrast with the otherwise fine, coherent Edwardian townscape. The application site is part of an area that bears no relationship with the conservation area townscape.



Photo 4: An aerial view of the application site, seen from the NE.



Photo 5: An aerial view of the application site, seen from the north.

2.19 It is not difficult to see that the application site presents a clear opportunity for creating a more coherent and sympathetic development that would complement, rather than contrast with, the conservation area townscape. That said, when looking at the application site, as marked on **Photo 6** below, it can also be appreciated that the form of redevelopment that the application site can accommodate would inevitably be somewhat different from the regular rhythm and pattern of Edwardian houses.



Photo 6: An aerial view of the application site, marked in red, seen from the NE.

2.20 The fact that a different type of development can be expected on the application site is demonstrated in the extant consent for a pair of semidetached modern houses that bear no relationship with the characteristic development in the conservation area.

2.21 In summary, therefore, the application site was historically different from the typical townscape morphology in the area, but it has been changed beyond recognition in the way that it has been developed in recent decades. It is plain to see that the application site is a detractor to the townscape quality and character

of the conservation area. In terms of its form, it is an anomaly in the townscape, and it can be expected that a redevelopment proposal on this site would inevitably be different from the prevailing Edwardian townscape. That is borne out in the extant permission for a pair of semidetached dwellings that would be very different from the Edwardian townscape on Methuen Park.

3.0 IMPACT ASSESSMENT

- 3.1 The present proposal follows from a recently withdrawn application for a single, modern dwelling that was proposed on the site (HGY/2022/1911). Feedback during determination of this withdrawn application was that the design was not considered to respond to the traditional proportions, design features and colour of the nearby Edwardian dwellings, though it was accepted that this could be done in contemporary way, rather than as a pastiche approach.
- 3.2 The present proposal was informed by a careful analysis of the Edwardian houses in the local townscape, specifically in relation to proportions and elevational projections (i.e. bay windows and/or gabled projections), a characteristic of the houses in the conservation area. Indeed, as has been noted, the Appraisal highlights specifically the 'extensive use of forward projections, gables and bay windows'.
- 3.3 The proposed dwelling has been consciously designed to reflect its local context, specifically in terms of the two storey height and roof form, with the façade featuring projecting bays common to and characteristic of the local context. In this way the massing and form of the proposed dwelling takes its cues from the house typologies of the local context. As has been noted, the Appraisal highlights the pitched roofs with gable ends seen in the local context.
- 3.4 That said, the house has not been designed as a pastiche, but there are clear differences in relation to the application site that would, in any event, preclude a replication of the Edwardian houses in the local townscape. The application site is an anomaly in the townscape, as has already been noted. It is located between the house on Donovan Avenue, to the south, and the block of flats on Muswell Road, to the north. That is a very different context to the houses opposite, for example. Unlike the application site, these have typical, narrow frontages and deep garden plots.
- 3.5 The nature of the application site therefore means that a dwelling here cannot relate to the adjacent developments on Muswell Road and Donovan Avenue in the

same way as the terraced houses on Methuen Park relate to each other, for example, or the semidetached pairs on Donovan Avenue. There are garages to the south of the application site, and an access to these, which means this area has to remain undeveloped. To the north, it is necessary to have a good separation from the block of flats on Muswell Road. To the street frontage, the electricity substation at the front of the application site presents a constraint, and a modern form, that any development proposal would need to respond to (as can be seen from the extant consent). This would preclude a typical Edwardian house arrangement.

- 3.6 It might be noted here that the consented scheme was for a pair of semidetached houses. However, as can be seen from **Fig 4** below, these were nothing like the semidetached Edwardian houses opposite, other than that the fact that they were semidetached, and of broadly comparable height.

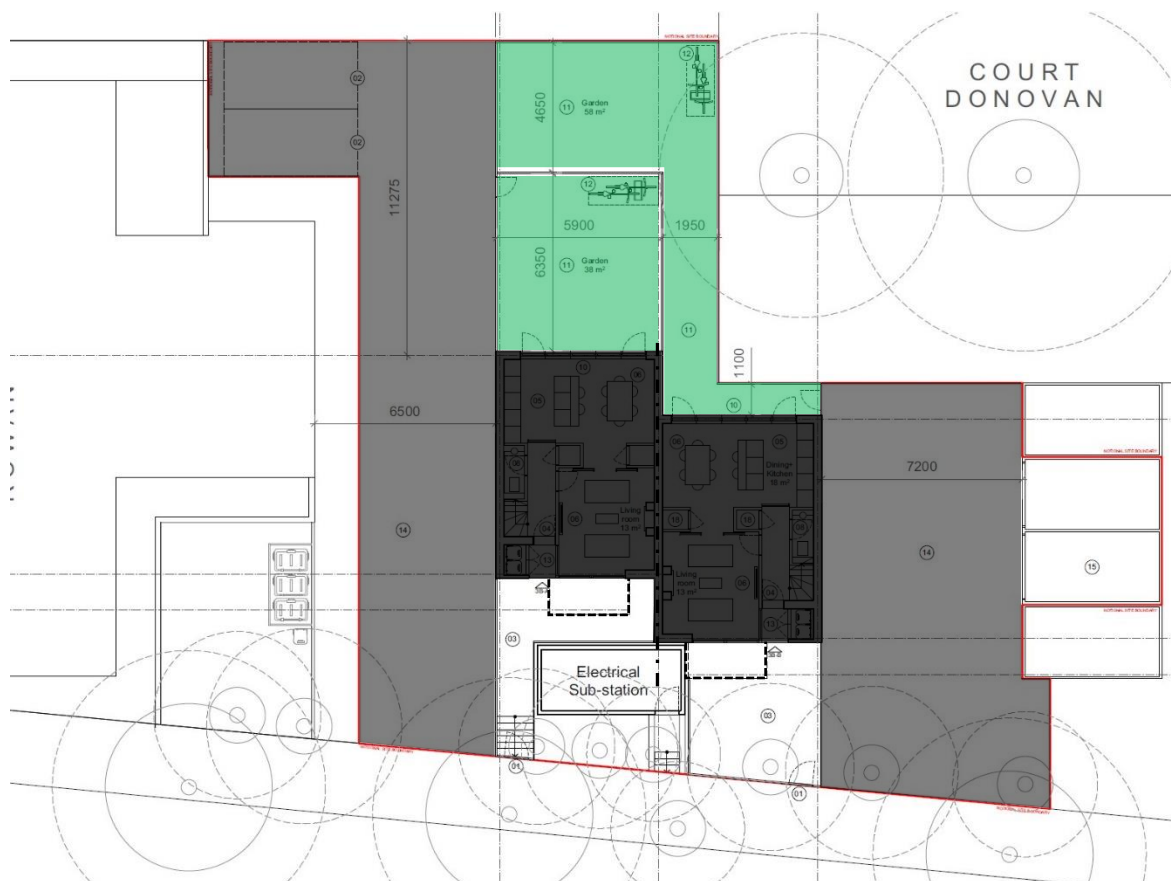


Fig 4: An annotated extract of the extant permission.

- 3.7 When looking at **Fig 4**, the following observations can be made:
- i. The staggered building line of the houses (dark grey above) is plainly atypical of the Edwardian townscape.

- ii. The gardens (green above) are atypical of the Edwardian townscape, with a somewhat convoluted zig-zag arrangement that bears no relationship to the long rear gardens characteristic of the Edwardian townscape.
- iii. The spaces to both sides of the two dwellings (light grey above) would be given over to hardstanding. This reflects the need for parking, and the existing situation, though the existing situation is obviously atypical and plainly detracts from the conservation area. Retaining that next to a staggered, modern semidetached pair does not make it any better.

3.8 The point is that the consented scheme, albeit that it is for a pair of semidetached houses, is not recognisably representative of the characteristic Edwardian townscape in the context of the application site. Just because the development is in the form of a pair of semidetached houses, does not mean it blends in particularly well, or that this negates the very poor quality townscape that would result from being flanked on both sides by hardstanding (on the south this is unavoidable, but it would evidently be a great improvement to landscape the area to the north). There is much more to the character of the area, of which the extant consent reflects very little.

3.9 Returning then to the present proposal for a single dwelling, this too would be different from the Edwardian terrace opposite, being a single dwelling with a wider frontage than the Edwardian houses. However, as is well-illustrated in the Design and Access Statement, the form, height, proportions, bay arrangement to the frontage and materiality of the proposed dwelling have all be very carefully considered to reflect the Edwardian houses, as can be seen from the extract below at **Fig 5**.



Fig 5: An extract from the Design and Access Statement, showing an existing Edwardian house opposite on the left, and the proposed dwelling on the right.

3.10 The success of this approach, and the influence of a more traditional form and design, is clear to see from the sketch perspectives below (**Figs 6-8**), also taken from the Design and Access Statement.



Fig 6: A sketch perspective of the proposed dwelling, extracted from the Design and Access Statement, showing clear contextual Edwardian influences in the form and design of the proposed dwelling (note: trees have been removed from the image).



Fig 7: A sketch perspective of the proposed dwelling, extracted from the Design and Access Statement, showing clear contextual Edwardian influences in the form and design of the proposed dwelling.



Fig 8: A sketch perspective of the proposed dwelling, extracted from the Design and Access Statement, showing clear contextual Edwardian influences in the form and design of the proposed dwelling.

3.11 When looking at the above images, the following observations can be made:

- i. The height and scale of the proposed dwelling would be obviously compatible with the existing Edwardian houses.
- ii. The building would blend in very well, and it would be a clear and obvious improvement when compared with the extant permission.
- iii. The Appraisal highlights how the repeated forms of two storey bays and projections, as well as consistent storey heights, give an 'informal rhythm' to much of the frontage. It is clear that the proposed dwelling would echo and continue this informal rhythm in a complementary way.
- iv. The proposed dwelling would bring a positive sense of enclosure and building line to the application site frontage.
- v. It is a well-detailed building, with considerable elevational interest. It incorporates many local contextual references, down to the use of colour and subtle variations in depth seen in the elevation. It thoughtfully reflects and compliments the Edwardian townscape, without blindly copying or replicating it.

- vi. The proportions, materiality and detailing have been very well-considered and it is the careful and successful composition of these that make the proposed dwelling blend in so exceptionally well.
 - vii. The building would obviously be modern and different, but nevertheless also complimentary to the townscape, thereby adding interest as a high quality architectural intervention.
- 3.12 Whilst the proposed dwelling would not be a copy of the Edwardian houses, and whilst it would plainly be a modern interpretation of these, forming a unique response to a unique site, it would undoubtedly result in a well-composed addition to the area. It would make a far greater and more positive contribution to the quality and character of the conservation area than the extant permission. Compared against the existing baseline of a poor quality, detracting fragmented gap in the townscape, this would be a very marked enhancement.
- 3.13 The Appraisal recognises at paragraph 1.13 that high quality modern architecture, or distinctive design, can make a positive contribution to the character of the conservation area. This statement could have been written with the proposed dwelling in mind; it is exactly the kind of high quality, sensitive modern intervention that would add to the significance and interest of the conservation area, without taking anything away from it.
- 3.14 In summary, the proposed dwelling has been very carefully considered to enhance the conservation area and materially improve on the extant consent for the site. The building would breathe new life into an existing eyesore in the conservation area and transform the very unfortunate existing state of the application site. When compared with the unremarkable and somewhat bland, staggered and overtly modern semi-detached pair of houses as consented, the proposed dwelling would equally represent a notable enhancement.

4.0 CONCLUSION

- 4.1 This Heritage Statement presents a good understanding of the significance of the conservation area, and the contribution of the application site to the significance of the conservation area, with consideration also given to the extant permission.
- 4.2 The proposed dwelling has been carefully designed to complement the local context and take the opportunities to enhance this site – and this part of the conservation area – by introducing a contextually appropriate new dwelling of the highest quality. It is not an overstatement to say that the proposed dwelling would

radically and positively transform the detracting state of the application site into a high quality addition to the Edwardian townscape that would materially enhance the conservation area.

- 4.3 No harm has been identified to the significance of the conservation area. There are therefore no conflicts with Local Plan policies. Neither does the proposal trigger paragraphs 201 or 202 of the National Planning Policy Framework. The proposed development also complies with the statutory duties in s.72 of the Planning Listed Buildings and Conservation Areas Act, 1990.