



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/4309
Date: 18/01/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 20A Bishopswood Road, Hornsey, London, N6 4NY.

Built Heritage Advice pertaining to an application for: Full renovation of existing property including: erection of front infill extension into balcony with aluminium canopy, erection of rear extension with new balcony, erection of single storey side extension and various other external alterations. Installation of new staircase at the rear, alteration to external steps at the front/rear, creation of sunken courtyard at front, reconfiguration of front driveway and installation of new front gates.

The proposed development site (the Site) is located within the Highgate Conservation Area and adjacent to the locally listed 16-18, and 22, Bishopswood Road which have the potential to be impacted through change within their setting.

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 Site is occupied by a three-storey detached dwelling, set in a narrow plot on the western side of Bishopswood Road which forms part of a line of residential properties. The property was constructed in the mid-twentieth century and is not considered to be of any special historic interest. Its modernist design, with irregular pitched roof, is considered to make a neutral contribution to the conservation area. The Highgate Conservation Area Appraisal and Management Plan (CAAMP) notes that this part of the conservation area has an 'open and leafy' feeling, which is created by the views across the playing fields opposite the Site. The green and leafy appearance of the road is considered to positively contribute to the character of the streetscape and wider conservation area.

In June 2022, a pre-application was submitted for 'erection of front and rear balcony infill extensions, provision of new rear terrace, erection of side infill extension, installation of replacement



rear staircase, addition of front canopy, insertion of front rooflight, alterations to fenestration throughout, erection of front gates, excavation and levelling of land to create sunken front courtyard and provision of two parking spaces' (PRE/2022/0183), during which built heritage advice was provided as to the appropriateness and acceptability of the proposals.

The proposals comprise numerous elements and so for the sake of ease and clarity, each component part will be taken in turn below:

Erection of front infill extension into balcony with aluminium canopy

Whilst the proposed canopy is full width, which was not the conservation officer's preference at pre-application, it is not considered to have an adverse impact on the character and appearance of the conservation area, or the setting of the nearby locally listed buildings.

It is also considered that the reduction in glazing to the lower ground floor and, indeed, to the principal elevation as a whole, has addressed the concerns raised by the conservation officer at pre-application.

The proposed materiality of the front elevation is considered to enhance the character and appearance of the streetscape and wider conservation area.

There are no objections to the proposed front infill extension into balcony with light grey aluminium canopy.

Erection of rear extension with new balcony

There are no objections to the proposed rear extension and new balcony.

Erection of single storey side extension and various other external alterations

It is considered that the reduction in the extent of glazing has mitigated the potential harm to the designated and non-designated heritage assets identified at pre-application.

There are no objections to the proposed single-storey extension and other external alterations.

Installation of new staircase at the rear

The proposed staircase is of modest size mirroring that of the existing staircase. There are no objections to the proposed rear staircase.

Alteration to external steps at the front/rear, creation of sunken courtyard at front, reconfiguration of front driveway and installation of new front gates.

The proposals have demonstrated that there would be limited visibility of the sunken courtyard from the street. Furthermore, a sufficient, albeit limited, level of planting is proposed. Therefore, there are no objections to the proposed sunken courtyard.

There are, however, concerns regarding the proposed front gates, which appear to be constructed of timber. There are no examples of timber gates in this street scene, and therefore it is considered that the installation of gates of this construction would appear incongruous. As such, the proposed front gates would fail to preserve the character and appearance of the Highgate Conservation Area, contrary to Paragraph 206 of the NPPF.

The proposals therefore would constitute a scheme which would lead to low levels of less than substantial harm to the designated heritage asset, making Paragraph 202 of the NPPF relevant. This harm may be mitigated by the installation of low-level metal gates in lieu of the taller timber gates.

It is not possible to support the current iteration of the proposals as they are in conflict with Paragraphs 199, 202, and 206 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Checklist:

- What are the heritage assets impacted: Desi/CA/non-desi (and if so why?)
- Any planning history?
- What is the harm? Reference NPPF and/or Town and Country Planning act.
- Am I able to support/or not?
- Were the applicant to submit a new application
- Any conditions?

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