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Woodlands,
Courtenay Avenue,
Highgate,
London N6 4LR

Heritage Statement

Volume 2 Impact Assessment and Policy Consideration



Job No 2229

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A) Introduction

1) Aim

The objective of this 'Heritage Statement Volume 2 – Impact Assessment and Policy Consideration' is to provide an impact assessment of the proposals on the significance of the identified heritage assets and the heritage assets within the vicinity, to inform and accompany a planning application for the proposed development at Woodlands, Courtenay Avenue, Highgate, London N6 4LR. This report is to be read with a separate accompanying report 'Heritage Statement Volume 1 – Background and Significance Assessment'. The assessment includes a policy compliance assessment.

A separate accompanying report 'Heritage Statement Volume 1 – Background and Significance Assessment' assesses the impact of the proposals.

The site is located in Highgate in the London Borough of Haringey.

The following are derived from the LPA Local Plan Strategic Policies 2013 to 2016 dated 2017 and Haringey interactive Planning Policy Maps online.

The site is in the Highgate Conservation Area.

The building is not listed.

The building is not locally listed as a building of merit.

The site falls within the Highgate Neighbourhood Plan Area.

The site is not Metropolitan Open Land.

The site is not Open Space.

The site is not Green Belt.

Tree preservation orders (TPO's) are associated with the site.

The site falls within the area of Archaeological Priority Area Tier 3 Bluebell Wood and Surrounds (Archaeological Priority Area Appraisal March 2021)

This document is to be read with the planning drawings and design and access statement prepared by Wolff Architects and other supporting statements included in this planning application.

B) Impact Assessment

1) Criteria

For the purposes of assessing the effects likely to result from the proposed development, established criteria have been employed, primarily the guidance in 'Historic Environment Good

Practice Advice in Planning Note 3: The Setting of Heritage Assets' (GPA 3), December 2017. The guidance calls for *'Development proposals involving the setting of single and less significant assets and straightforward effects on setting may best be handled through a simple check-list approach and can usefully take the form of a short narrative statement for each assessment stage, supported by adequate plans and drawings, etc.'*

2) Proposals

This document is to be read with the planning drawings and design and access statement prepared by Wolff Architects and other supporting statements included in this planning application. The proposal is to retain the existing property with minor alterations and a modest rear extension. In details this comprises:

Plans.

Lower ground: minor alterations.

Ground floor: Rear lightwells covered. Minor external works to rear terrace. Canopy added to rear elevation. Rooms at back of house reconfigured with new fenestration and new roof.

First floor: New window to north (side elevation). Small rear extension. Alteration to roof to south west corner. Minor internal alterations.

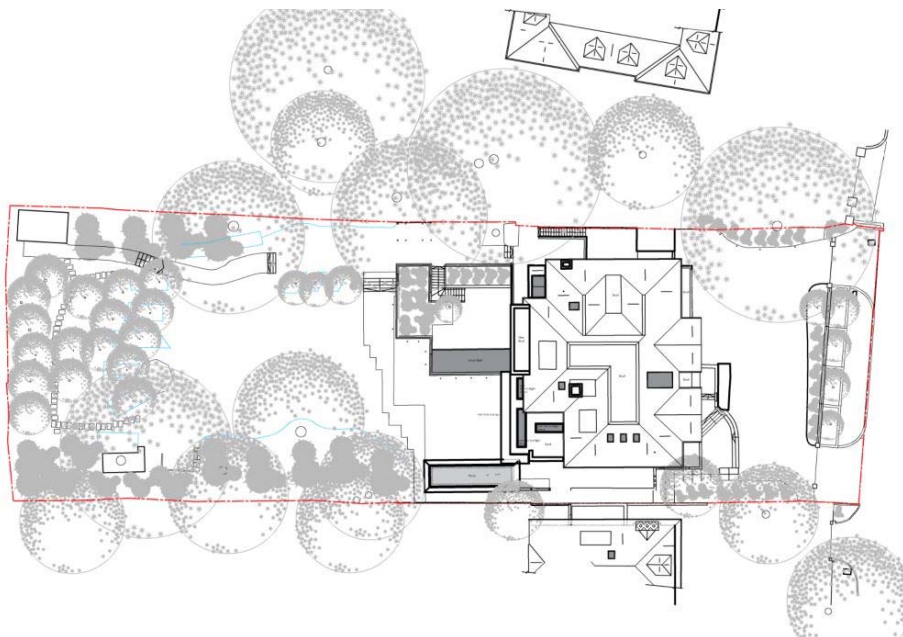
Second floor and roof: no work.

Elevations

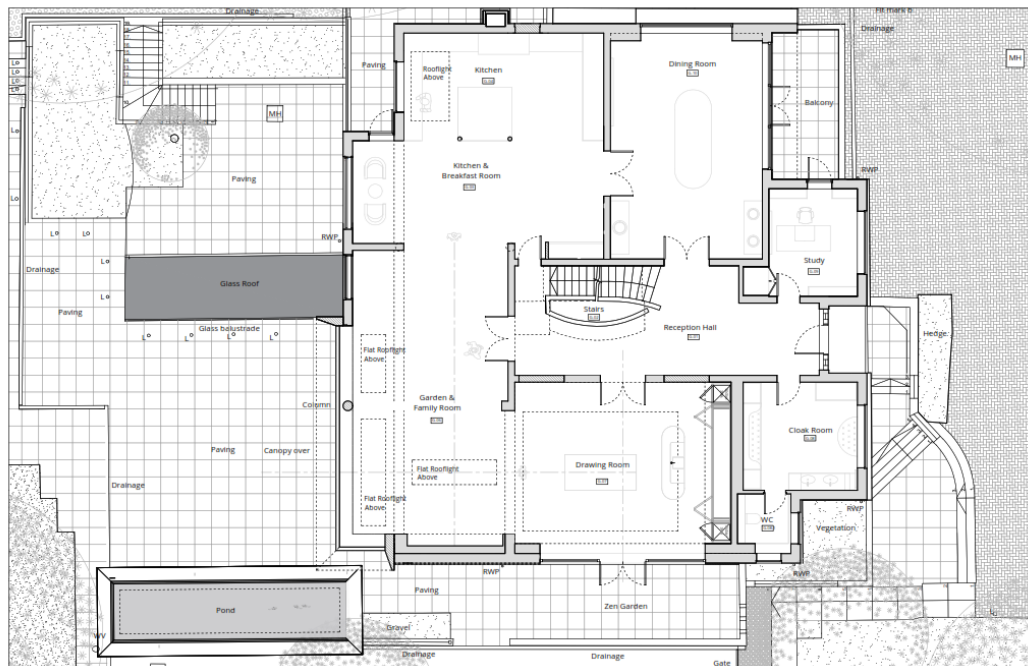
Front: no work.

Rear elevation: fenestration changed from small horizontal panes to larger panes. Small rear extension proposed.

North elevation (side): one door bricked up. One window added.



Site Plan as Proposed. Propsed alterations to rear of existing house



Ground floor: Rear lightwells covered. Minor external works to rear terrace. Canopy added to rear elevation. Rooms at back of house reconfigured with new fenestration and new roof.



Rear elevation: fenestration changed from small horizontal panes to larger panes.
Small rear extension proposed.

3) Visual Impact Assessment

Three views have been selected to best describe a range of considerations.



View 1 existing.

Woodlands to the left, gap between property to the right (Courtenay House).

The proposed new window is behind the chimney projection in a panel of brickwork set back from the main side elevation. The proposed bricked up door is hardly visible located at first floor level just in front of the chimney projection. This view demonstrates there is no change to the gap between the buildings therefore there is no impact on the heritage asset namely the conservation area as a whole.



View 2 existing.

Woodlands to the right, gap between property to the left (Oakbank).

No alterations are proposed to the front part of Woodlands. The alterations are best described in the rear elevation view 3.



View 3 existing.

Rear terrace. Showing gap between property to the right (Oakbank).

This view shows the rear glazed arrangement to the ground floor rear accommodation. Also the windows with small horizontal divisions.



View 3 proposed. The same image as above.

An indicative outline of the rear extension at first floor to the left hand side and to the ground floor replacing the existing glazed arrangement is shown. The gap between houses is kept. The proposal is imperceptible to passers-by in the street and would have negligible impact.

C) Policy Considerations and Pre-application responses

1) Policy Compliance

National Planning Policy Framework

NPPF (2021)-Section 16

The NPPF is the principal policy guidance on the application of the 1990 Act, and the most relevant criteria for testing of applications for the development of heritages assets and other properties within the historic environment. As recommended by NPPF (July 2021), proposals for the alteration or redevelopment of listed buildings or buildings within conservation areas should be considered and based on an understanding of their significance.

NPPF Para 194

"In determining applications, local planning authorities should require an applicant to 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

NPPF Para 195

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

NPPF Para 197 a and c

"In determining planning applications, local planning authorities should take account of..

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...

c) the desirability of new development making a positive contribution to local character and distinctiveness."

NPPF Para 203

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

NPPF Para 206

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Response to National Planning Policy Framework

This heritage statement, and the accompanying Volume 1 have described the significance of the building and site, as well as the setting and the archaeology value. The impact on this asset has been assessed in Section 2 of this document and it has been found that the proposals cause no harm to the Highgate Conservation Area.

National Design Guide (2021)

Paragraph C1

Paragraph C1 'Understand and relate well to the site, its local and wider context' states that:

"Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:

- the existing built development, including layout, form, scale, appearance, details, and materials;*
- local heritage – see below – and local character – see Identity...."*

And

Paragraph C2

Paragraph C2 'Value heritage, local history and culture' states that:

"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."

Response to National Design Guide

This document has considered the history and development of the site's context in detail and considers how the site relates to its context. The scheme responds to this character.

The London Plan 2021

Policy D1

London's form, character and capacity for growth. Section A of this policy sets out guidance for councils to help define an area's character and states that; *"Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth...."*

Point 7 states that when considering heritage in relation to local character states that area assessments must include: "historical evolution and heritage assets (including an assessment of their significance and contribution to local character)."

Response to The New London Plan 2021

The proposal meets the criteria of this in the consideration of the evolution of the design proposals, as has been demonstrated in the significance assessment of Volume 1 and in Section 2 of this document.

Haringey Local Plan Strategic Policies 2013-2026 (dated 2013 with alteration 2017)

Policy SP11

SP11:

Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;*
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;*
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;*
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;*
- Seek the highest standards of access in all buildings and places; and*
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.*

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;*
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;*
- compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and*
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.*

Haringey Local Plan Strategic Policies 2013-2026 (dated 2013 with alteration 2017)

Policy SP12

SP12: Conservation

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local*

Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.

- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.*

Response to Haringey Local Plan Strategic Policies 2013-2026 (dated 2013 with alteration 2017)

The proposal is an improvement to a high standard, adapting and modernising the house to the occupant's needs whilst respecting the local context of the conservation area.

Haringey Development Management DPD Adopted July 2017

Policy DM9:

Management of The Historic Environment

Haringey's Heritage Assets

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;

b Character appraisals and management plans or other guidance, where they are available;

c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

e The desirability of securing a viable use for a heritage asset consistent with its conservation;

f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

D Subject to (A-C) above 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.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Listed and Locally Listed Buildings

F In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- a Do not lead to substantial harm or total loss of their significance;*
- b Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;*
- c Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and*
- d Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.*

G Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- a The significance of an archaeological asset and its setting;*
- b The impact of the proposal on archaeological assets; and*
- c The priority given to preserving and managing the archaeological asset and its setting in situ.*

I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

J The Council will approve proposals for enabling development where it is demonstrated that:

- a It is the only viable means of securing the long term future of the asset affected; and*
- b It is the optimum viable use, supported by an appropriate options appraisal; and*
- c The proposals address relevant policies (A-I) above.*

Response to Haringey Development Management DPD Adopted July 2017

The Highgate Conservation Area as a whole is the relevant heritage asset. The proposal conforms to the criteria of Policy DM9. The proposal is a high standard of design and conserves the qualities of the conservation area.

Highgate Neighbourhood Plan Adopted version 2017.*Core Objective 5: Development and Heritage*

To preserve and enhance Highgate's unique character.

Sub-objectives:

SO5.1 To guide the design and form of both new development and alterations to existing buildings and boundaries to preserve and enhance Highgate's conservation areas and ensure Highgate's rich archaeological history is recorded and, where necessary, preserved.

SO5.2 To ensure, wherever possible, that any development strengthens the feeling of community

SO5.3 To mitigate the effect of building works on neighbours

SO5.4 To maintain the sense of Highgate as a green village

SO5.5 To ensure that new development proposals are sustainable

Response to Highgate Neighbourhood Plan Adopted version 2017.

The proposal conforms to the criteria and preserves the character of the area.

Highgate Conservation Area Character Appraisal and Management Plan December 2013*Courtenay Avenue*

10.4.8 ... "There is constant pressure to demolish and rebuild properties in these two roads which is to the detriment of the conservation area."

Section 12 Management and Design Guide

12.2.1.5 New development and extensions to buildings should be of a scale and design that protects and enhance the historic character and appearance of the conservation area.

12.3.7 discusses gaps between buildings.

Section 12 gives much design guidance.

Response to Highgate Conservation Area Character Appraisal and Management Plan December 2013

The proposal is a modest rear extension following the footprint of the existing late 20th century house. The gaps between the adjoining properties are retained albeit a tiny reduction right at the rear which is unnoticeable by passers-by in the street. The design improves the form at the back with a workable design that is a subservient to the whole as possible although subservient is in incorrect term in the case of this modern house as the concept of the existing house is one of a



unified coherent design. Proposed new fenestration to the rear is higher quality product than the existing and is a change to the existing horizontal small panels to larger panels in a window division that is more appropriate in a dwelling.

D) Conclusion

Volume 1 of this heritage statement established the significance of Woodlands, Courtenay Avenue according to the values set out by Historic England and national, regional and local planning policy and guidance. The significance assessment found that the property is of low significance. (Section E.3 in Volume 1)

The fact that the house is being largely retained with intervention to the rear that does not cause harm to the building or Conservation Area, the proposal meets the aims and intentions of the National Planning Policies and the Local Plan.

The Visual Impact Assessment (Section B.3) concluded that the impact would be neutral on three views considered, with an overall negligible effect. The proposed development would have no impact and would cause no harm to the building or curtilage of Woodlands, Courtenay Avenue and to the Conservation Area.