



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2023/0023
Date: 26/01/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 105 West Green Road, Tottenham, London, N15 5DE.

Built Heritage Advice pertaining to an application for: Advertisement consent for the installation of ATM and associated signage.

The proposed development site (the Site) is located within Sub Area 4 (Dorset Road, Summerhill Road and Bedford Road) of the Clyde Circus Conservation Area.

In statutory terms the significance of the heritage asset has been recognised by its designation as a conservation area, which reflects its 'special interest'. The Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act 1990) states that Local Planning Authorities have a statutory duty to ensure that 'special attention shall be paid to desirability of preserving or enhancing the character or appearance of that area.'

Furthermore, 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 Clyde Circus Conservation Area Character Appraisal (CAA) provides commentary on this section of West Green Road and describes it as:

Most of the south side of West Green Road is made up of two terraces of Victorian three storey yellow London stock brick terraces with parapets that are similar in form, condition and appearance to the groups of terraces on the north side of the road. Nos. 43 to 49 (odd) and Nos. 59 to 95 (odd) form relatively consistent terraces, but most have been detrimentally altered and are in a poor state of repair. Accordingly, they make a neutral contribution to the streetscene. These groups are interspersed with Nos. 51 to 57 (odd) and Nos. 97 to 111 (odd) West Green Road, smaller groups of paired two storey earlier Victorian buildings with an attic storey with small dormers in hipped roofs. Most are built from yellow London stock brick and have ground floor retail units, some



projecting forward over original front gardens. These groups also make a neutral contribution to the character and appearance of this part of the Clyde Circus Conservation Area.

The Site has been extensively altered at ground-floor level although it does retain some important traditional features such as the decorative capitals and consoles. It is also noted that external ATMs exist along West Green Road.

The application proposes the insertion of an ATM into the existing shopfront. ATM machines are generally considered to be rather intrusive in terms of their appearance, particularly when they are internally illuminated, as proposed, and when sited externally on buildings within conservation areas. There is a preference for siting the ATM inside the shop, unless it can be adequately demonstrated that this is not a viable option.

Whilst it is accepted that the existing shopfront has undergone insensitive alterations and makes a neutral contribution to the street scene, the proposed ATM would further erode the traditional character of the Victorian streetscape and wider Sub Area, failing to preserve special interest of the Clyde Circus Conservation Area, contrary to Paragraph 206 of the NPPF.

The proposals, therefore, would lead to less than substantial harm to the heritage asset, making Paragraph 202 of the NPPF relevant. Furthermore, no clear and convincing justification for that harm has been provided, contrary to Paragraph 200 of the NPPF.

It is not possible to support the proposals as they are in conflict with Paragraphs 199, 200, 202, and 206 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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