



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/3947
Date: 25/01/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 27, Aylmer Road, Hornsey, London, N2 0BS.

Built Heritage Advice pertaining to an application for: Demolition of existing house and erection of a new two-storey detached house, comprising a basement with light wells, front roof lights, rear dormers and a car lift.

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

Aylmer Road forms part of a dual carriageway which was built c.1925 to relieve congestion on the Great North Road. Only a small section of the south side as far as the junction with Bishop's Road is part of the Highgate Conservation Area. The consistent size, scale, and style of the detached dwellings along the road are a positive contributor to the street scene and wider conservation area.

The existing dwelling, in addition to that identified within the CAAMP, is also considered to make a positive contribution to the street scene and conservation area in its own right. The Site comprises several arts and crafts design features including its low and wide façade and attractive and prominent gable above the main entrance, and is physical testament to the popularity of the



movement and architectural style in England during the early-twentieth century. The Site makes a positive contribution to the street scene and wider conservation area.

In contrast, the proposed dwelling represents a notable departure from the consistent size and scale of the properties along the south side of Aylmer Road; the increase in depth of the planform and massing to the rear is substantial and unsympathetic to the local character, history, and built environment of its immediate surroundings. The proposed increase in scale and massing would fail to make a positive contribution to local character and distinctiveness contrary to Paragraph 197c of the NPPF, and to preserve or enhance the character and appearance of the conservation area contrary to Paragraph 206 of the NPPF.

The near-symmetry of the principal façade of the proposed dwelling is also in contrast to the characteristic asymmetry of the existing dwelling and arts and crafts style, one which is prevalent within the sub area. Whilst it is noted that the previous consented schemes for demolition, rebuild, and alterations and extensions have resulted in further incremental change to the character of the area, it is incumbent upon local planning authorities to ensure that future proposed schemes do not further erode the positive attributes of the conservation area and, subsequently, its special interest.

There are also concerns regarding the proposed palette of materials which includes non-traditional materials (such as reconstituted stone) which is not considered appropriate in conservation areas.

Taken together, it is considered that the proposed dwelling would not make a positive contribution to the Highgate Conservation Area similar to, or greater than, the existing dwelling. As such, the principle of demolition is not yet established, and cannot be supported.

The loss of the existing dwelling would fail to preserve or enhance the character and appearance of the Highgate Conservation Area, contrary to Paragraph 206 of the NPPF. As such, the proposed demolition would lead to less than substantial harm to the designated 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.

Notwithstanding the above, it is considered that the proposed dwelling fails to respond to, or reinforce, local character and distinctiveness conflicting with Paragraphs 130c and 197c of the NPPF, and would, therefore, fail to preserve the character and appearance of the Highgate Conservation Area, contrary to Paragraph 206 of the NPPF. Consequently, the proposals would constitute a scheme which 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 recommended that the applicant first explore adapting the existing dwelling to achieve their objectives, whilst ensuring that the positive contribution it makes to the street scene and wider Highgate Conservation Area is preserved or enhanced.

In summary it is not possible to support the proposals as they are in conflict with Paragraphs 130c, 197c, 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