



11 and 11a View Road, London, N6 4DJ

Heritage Statement:
Heritage Significance, Impact Assessment and Justification Statement

Dorian A. T. A. Crone BA BArch DipTP RIBA MRTPI IHBC
Daniel Cummins MA (Oxon) MSc PhD IHBC
of
Heritage Information Ltd

February 2023

11 View Road – Heritage Statement

Issued February 2023

All Rights reserved.

Copyright © Heritage Information Ltd

While Copyright in this document report as a whole is vested in Dorian Crone and Daniel Cummins of Heritage Information Ltd, copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Dorian Crone and Daniel Cummins.

Contact details: Dorian Crone, datacrone@hotmail.co.uk

Contents

1.0. Introduction	3
1.5. Summary	3
1.6. Authorship	4
1.7. Methodology	4
2.0. Location and Context.....	5
3.0. Historical Background	14
4.0. Description	22
5.0. Assessment of Significance.....	26
5.5. Archaeological Interest.....	27
5.6. Architectural and Artistic Interest.....	27
5.7. Historic Interest	27
5.8. Setting	27
5.10. Contribution to the Highgate Conservation Area	28
5.11. Conclusion: Significance and Contribution to the Highgate Conservation Area	29
6.0. Impact Assessment.....	32
7.0. Policy Compliance and Justification Statement.....	39
7.1. Haringey Development Management Policies (2017)	39
7.2. Highgate Neighbourhood Plan (2017)	41
7.3. London Plan (2021).....	42
7.4. The National Planning Policy Framework (July 2021).....	43
7.5. National Planning Guidance (PPG).....	45
8.0. Conclusion.....	46
 Appendix 1: National Guidance (<i>The Setting of Heritage Assets</i>, December 2017)	 48
Appendix 2: National Design Guide Characteristics (Excerpts)	52
Appendix 3: The Building in Context Toolkit	55
Appendix 4: Pre-Application Advice.....	56

1.0. INTRODUCTION

- 1.1. The subject site is 11 and 11a View Road, London, N6 4DJ. The building dates from the 1920s and comprises an unlisted 2-storey pair of semi-detached houses created as a result of the subdivision of the original single detached house in 1956. The site is located within the Highgate Conservation Area (Sub-Area 7: Bishops), London Borough of Haringey.
- 1.2. This Heritage Statement has been produced to inform Pre-Application discussions and to accompany an application for Planning Permission. The proposals involve the demolition of the existing building and the provision of a 2-storey replacement building.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, July 2021 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. No archaeological assessment has been undertaken as part of this report.
- 1.4. This Heritage Statement has been written in accordance with Historic England Advice Note 12: "Statements of Heritage Significance" (October 2019), and has adopted the following structure:
 - An appraisal of the heritage and townscape context.
 - An appraisal of the significance of the site.
 - An assessment of the potential or actual impact of the proposed works upon the character and appearance of the Conservation Area and other nearby heritage assets;
 - How the proposed works comply with relevant policies in the NPPF and the PPG, and how the works are in accordance with local and regional policies.

1.5. Summary

- 11 and 11a View Road comprise an unlisted building dating from the 1920s within the Highgate Conservation Area.
- The site is considered to possess low archaeological interest, low architectural and artistic interest, and low historic interest. The building is a typical and unexceptional example of 1920s suburban architecture by a firm of local speculative builders, which has been subject to previous alterations. The setting of the site is considered to be of medium value given its location within the Conservation Area and its proximity to other heritage assets, which include the Grade II listed No. 9 and locally listed No. 7 View Road. The site is considered to make a neutral contribution to the settings of all nearby heritage assets and an at best neutral contribution to the character and appearance of the Highgate Conservation Area, or specifically the Bishops Sub-Area.
- An assessment of the impact of the proposals concludes there will be a **minimal to negligible and neutral to positive impact on the character and appearance of the Conservation Area and a negligible and neutral impact on the settings of nearby heritage assets**. This Heritage Statement has provided a detailed response to the pre-application advice in relation to the heritage interest of the existing building and its contribution to the character and appearance of the Conservation Area to provide justification for the principle of demolition. The traditional and contextual design, detailing and materiality of the proposed replacement building are considered to sustain the character and appearance of the Conservation Area and the significance and settings of other nearby heritage assets. Whilst there will be virtually no discernible material change in limited views from the street, the proposals offer the

opportunity for enhancement by the provision of more architecturally literate and interesting front and rear elevations. **The proposals are considered therefore to cause no harm to the significance of any heritage assets.**

1.6. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings, the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is Chairman of the City Heritage Society and is a member of the City Conservation Area Advisory Committee. Dorian is also chairman and a trustee of the Drake and Dance Trusts, and a Scholar of the Society for the Protection of Ancient Buildings.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award, and is a Design Review Panel member of the Design Council, Design: South West, and the London Boroughs of Richmond upon Thames, Lewisham, Islington and Wandsworth. Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number other public sector and commercial design awards.

Dr Daniel Cummins MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading. Daniel has a Master's degree in the Conservation of the Historic Environment and is a member of the Institute of Historic Building Conservation. He provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He has an excellent working knowledge of the legislative and policy framework relating to the historic environment. Daniel has extensive experience in projects involving interventions to listed buildings and buildings in conservation areas, providing detailed assessments of significance and impact assessments required for Listed Building Consent and Planning Permission.

1.7. Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps and historic images. A site visit was conducted on 20th June 2022, when a review of the site and surrounding area was conducted by visual inspection to identify the relevant parts of the Conservation Area and any other heritage assets that would be most affected by the proposed works. Consideration has been given to the historical development of the local area and the building types and materials of the key buildings which contribute to the identification of the built form and the understanding of the special character of the area.

2.0. LOCATION AND CONTEXT

- 2.1. The subject site at 11 View Road is located on the north side of View Road, which connects Denewood Road to the west with North Hill to the east. It is within the London Borough of Haringey and within the Highgate Conservation Area. The Highgate Conservation Area has a varied townscape and character; this is reflected in its division into seven sub-areas based on patterns of historical development and architectural styles. The subject site is located in Sub-Area 7 identified as “Bishops” which comprises the western part of the area (Figure 1).

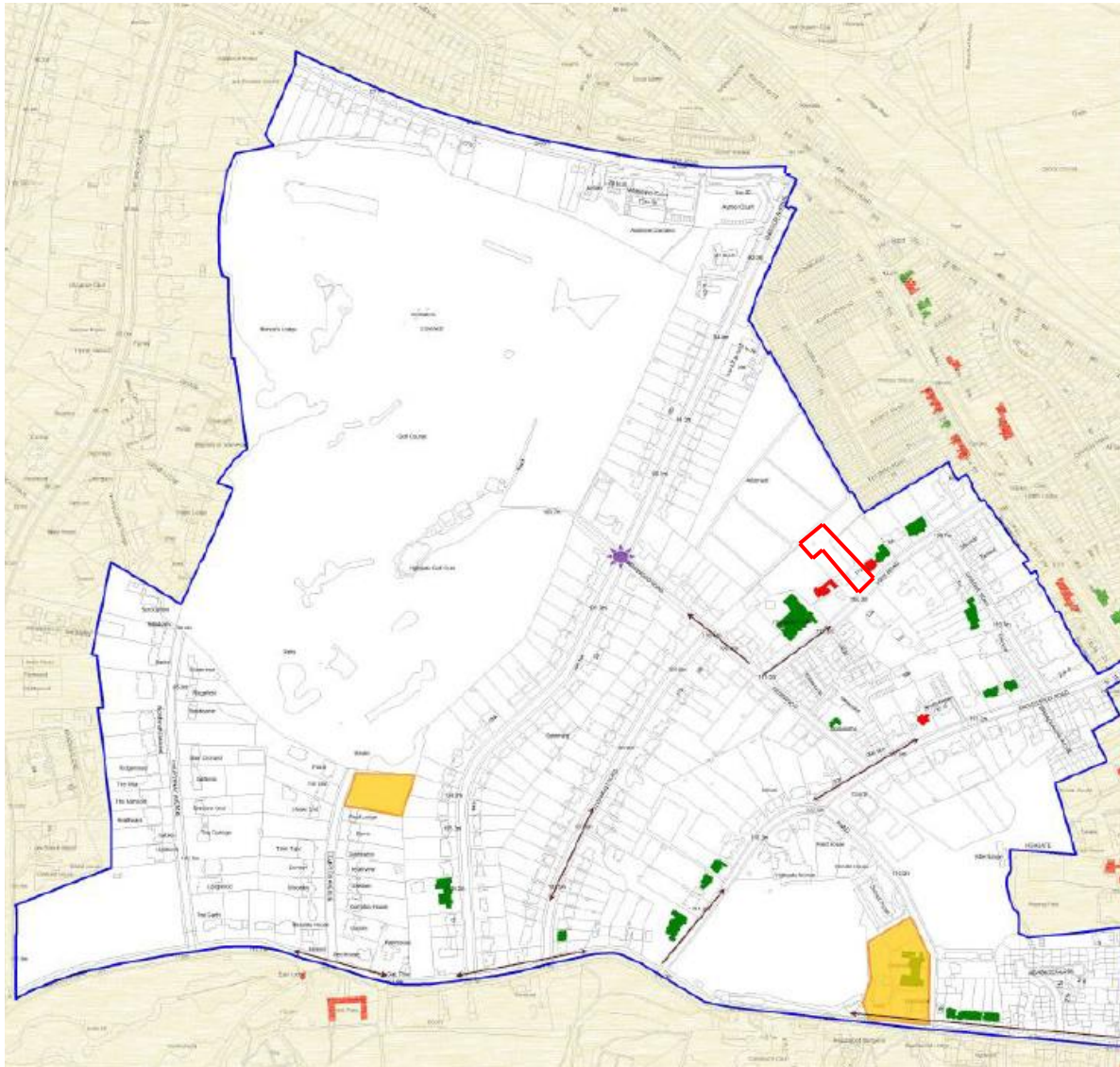


Figure 1: Map showing the “Bishops” Sub-Area of the Highgate Conservation Area and the location of listed buildings and locally listed buildings. Buildings shaded red are statutorily listed and those shaded green are locally listed. Arrows indicate key views the purple star indicates key vistas. The subject site is outlined in red.

- 2.2. Highgate was designated as a Conservation Area on 21 December 1967. It was significantly extended in September 1990 to include all of Archway Road and the streets off it on both sides, with a small additional extension adding further buildings on Shepherds Hill, up to the border of the Crouch End Conservation Area, in 1994. The Highgate Conservation Area Appraisal by the London Borough of Haringey was adopted by the Cabinet in November 2013.

- 2.3. The streets within the Bishops Area are an excellent example of high-quality residential development of the early 20th century. The streets are wide with gentle curves or gradients (Figures 2 and 3). There are traditionally low boundary enclosures to the streets and gap views between buildings to rear gardens, which together with mature street trees, are valuable contributors to the green character of the streets. The area is dominated by substantial residential buildings set within large plots (Figures 2 to 5). The buildings are, according to Pevsner, in “a free English domestic style” not, it must be noted, in a specifically Arts & Crafts style. Although much of the area was developed within a few decades during the early 20th century, demolition and rebuilding during the later 20th and early 21st century has meant there is little uniformity in design and details apart from the use of materials and the massing and heights of the buildings in the individual streets. Nonetheless, most of the existing buildings contribute to the homogenous character and coherence of the Sub-Area, including the recent replacement buildings. Two recent examples at 6 Stormont Road and 23a Sheldon Avenue (Figures 2 and 3) illustrate how contemporary interpretations of traditional idiom designs can be of sufficient architectural quality to sit comfortably within their streetscapes to sustain and enhance the character and appearance of the Sub-Area.
- 2.4. The spacious private house plots provide an attractive landscape setting to the area. These are generally not accessible to the public but contribute to the character of the Conservation Area mainly due to the presence of mature trees which form the backdrop and setting for the residential areas. They help separate different areas of urban development and often form “green corridors” through the urban area which breaks up the built up areas.



Figure 2: Stormont Road, illustrating the varied architectural detailing of the houses within the suburban townscape, but with a coherent language and palette of materials. No. 6 (left) illustrates a replacement building designed in a modern idiom which references the prevailing “free style” language of the Sub-Area.



Figure 3: Sheldon Avenue looking north, including the replacement building at No. 23a (centre right).

- 2.5. The immediate context of the subject site comprises the townscape of View Road. The character and grain of this street is more varied than many of the other streets within the Bishops Sub-Area. This variety is likely the result of the protracted development of the plots from the early to mid-20th century and the variation in the size of the original plots. This street presents a mixed architectural character and appearance, with buildings dating from the early 20th century to recent times. The Conservation Area Character Appraisal acknowledges that the road “has changed in character considerably in the last few years being particularly subject to the demands for the demolition and rebuild in a much more grandiose style” (10.4.52). Whilst the Appraisal is not always complimentary about the contribution made by the new buildings, the Council has clearly found the designs (traditional and modern idioms) to be acceptable in sustaining and/or enhancing the character and appearance of the area.
- 2.6. The houses are generally of two storeys, some with accommodation in the hipped roofs and other more contemporary houses with basements. The predominant traditional building material within the area is brick, mostly red brickwork often in conjunction with white-painted render. More recent buildings have introduced a contemporary palette to reflect the tones of the brickwork and green character of the area, including timber and metal cladding. The detailing is mainly classical in its language and proportions, but there are examples of revivalist details such as timber framing, tile hanging and prominent chimneys, all of which result in the “free style”. Most of the houses have two-storey street-facing bays which are either canted or gabled. The windows are equally varied: the majority consist of double timber sashes, but there are examples of casements on the more Arts and Crafts inspired buildings, as well as plain “picture” windows on the more contemporary buildings.
- 2.7. The north side of the street is as architecturally diverse as the wider Sub-Area, but has a number of high-quality buildings dating from the early 20th century when View Road was first laid out. This includes the **Grade II listed No. 9**, which is adjacent to the subject site and dates from 1899. It is in the “free style” of architecture typical of suburban houses of the period, comprising red brickwork and tiled hipped roofs

with a large central chimneystack, timber sash windows and classical detailing (modillion eaves cornice). No. 9 forms a group with the adjacent **locally listed No. 7**, which is another good example of an Edwardian house with modillion cornice and plasterwork to the gable ends fronting the street. No. 5 dates from 2013 (HGY/2013/0188); the form, appearance and materiality of the replacement building reflect that of No. 7 to create an architectural rhythm and group within this more open part of the streetscape (Figure 4a), although the footprint, bulk, scale and mass is greater than the building it replaced. The subject site is not considered to form part of this group: its architectural style, smaller scale and greater set back from the street frontage, as well as the gradient of the street, make it appear somewhat diminutive and subordinate in relation to the Grade II listed No. 9, and so is considered to make a neutral contribution to the setting of the listed building and its locally listed neighbour (Figure 4b)

- 2.8. To the west of the subject site is the 1950s No. 13, with its 2-storey circular bay window and metal windows and pared down detailing typical of its period (Figure 5). No. 13 was extended substantially to the rear in 2010 which pushed the rear building line deeper into the narrow plot than its neighbours, although this is not perceptible from the subject site given the single-storey height (HGY/2010/1377). The **Grade II listed No. 15** dates from 1905 and is in the vernacular revival style with red brickwork to the ground floor and timber-framed first floor; the most distinctive architectural element are the high relief plaster porch panels. The architectural and historic interest of No. 15 is not readily appreciated and understood from the public realm because it is set well back from the street behind a dense hedge. The **locally listed Nos. 17-19** (Highgate Private Hospital) are also good examples of large Edwardian buildings on the north side of the street, reflecting the prevailing “free style” of the wider Sub-Area with red brickwork, painted render and mock timber-framing to the gable ends (Figure 6).
- 2.9. The settings of these statutorily listed and locally listed buildings comprise the suburban townscape of View Road, which is characterised by its diverse architecture and the density of planting within front gardens and greenery visible through the gaps between the buildings (Figures 4a and 7). This townscape is illustrated in the view looking east from the junction of Denewood Road (identified as a local view in the Conservation Area Character Appraisal), although there are no statutorily or locally listed buildings visible from this location. The subject site and almost all other buildings are also not visible in this view because of the set back from the street frontage (Figure 7).



Figure 4a: The north side of View Road, with the Grade II listed No. 9 (left), locally listed No. 7 (centre) and rebuilt No. 5 (right) forming an architectural group – the driveway to the subject site is to the far left.



Figure 4b: The subject site (left) is subordinate and somewhat diminutive to the bulk, scale and mass of the Grade II listed No. 9 (right).



Figure 5: The 1950s house at No. 13 adjacent to the subject site with its bow window and steep hipped roof.



Figure 6: The locally Nos. 17-19 on the north side of View Road.



Figure 7: View Road looking east from the junction with Denewood Road.

- 2.10. The architectural variety on View Road is particularly distinctive on the south side of the street, which has been almost entirely developed and then redeveloped since the Second World War. View Close dates from the early 1960s, where the buildings have rendered ground floors, tile-hung first floors, large “picture” window openings and mono-pitched roofs. No. 8 on the corner of Grange Road was built in 2006 in a modern idiom of red brickwork, copper cladding, timber cladding and metal windows (Figure 8); the building replaced a post-war house of little architectural quality (HGY/2006/0813). Nos. 10 and 10a opposite the subject site were built in 2010 to replace a post-war detached house set within an extremely large plot of land (HGY/2010/0884). These houses are in a Neo-Georgian idiom and use a contextual material palette comprising red brickwork with brick detailing (pilasters, quoining and red rubbers to the window openings) and stone porches, and clay tile roofs with dormer windows. Both houses have accommodation in the roof and ramps down to the basement garages, but are set well back from the street with stepping and articulation to the front elevations which maintain the open character of the area (Figure 9). The boundary treatment of walls, railings and entrance gates also dates from this time. 12a and 12b are not visible from the street, but comprise two substantial detached houses dating from the 1990s in an Arts and Crafts style using red brickwork and clay tile roofs (HGY/1994/0275). No. 14 on the corner of View Close was designed in a modern idiom in 2006 and replaced one of the 1960s houses of View Close (HGY/2006/1357); the replacement building has a metal clad mono-pitched roof in a curved form with elevations of painted render and timber cladding (Figure 10). On the west side of the junction of View Close, No. 16 is also in a modern idiom built in 2010, comprising a flat roof form with white-painted render, timber panelling and glazed panels to the elevations (HGY/2010/0238) (Figure 11).



Figure 8: No. 8 View Road, built in 2006.



Figure 9: Nos. 10 and 10a View Road, built in 2010.



Figure 10: No. 14 View Road, built in 2006.



Figure 11: No. 16 View Road, built in 2010.

- 2.11. The context of the subject site to the rear comprises a substantial green corridor made up of the Highgate Allotments and the long rear garden (Figure 12). No other buildings apart from the immediate neighbours at Nos. 9 and 13 are visible from the rear garden, although even these buildings (particularly the Grade II listed No. 9) are largely screened given the varied rear building lines, the depth of the garden and the extent of the planting.



Figure 12: The depth and density of planting encloses the rear garden from its neighbours and the allotments to the rear.

3.0. HISTORICAL BACKGROUND

- 3.1. The village of Highgate originated as a hamlet and formed part of the Bishop of London's manor of Hornsey; from medieval times, the bishops (and later the Church Commissioners) were one of the largest landowners in the area.
- 3.2. Grand aristocratic houses multiplied during the 17th century, but the expansion of the village occurred during the 18th century as Highgate became one of the main routes from the north to London. The main period of development occurred during the 19th century. The area was one of the most desirable parts of London with smaller scale houses built among the fine 17th and 18th-century residences. Inns and public houses serviced passing trade from the traffic passing through the village and along the Archway Road (built 1813).
- 3.3. The Bishops Area lies between the west of Highgate's historic town centre and the boundary of the London Borough of Haringey, with Hampstead Lane to the south and Aylmer Road to the north. Much of it was originally the medieval hunting park of the Bishops of London. In 1872, this area was largely undeveloped. There was no development north of Hampstead Lane and immediately west of Highgate High Street were allotment gardens and a cricket ground. The land between Hampstead Lane and North Hill where the subject site is located was still agricultural fields (Figure 13).

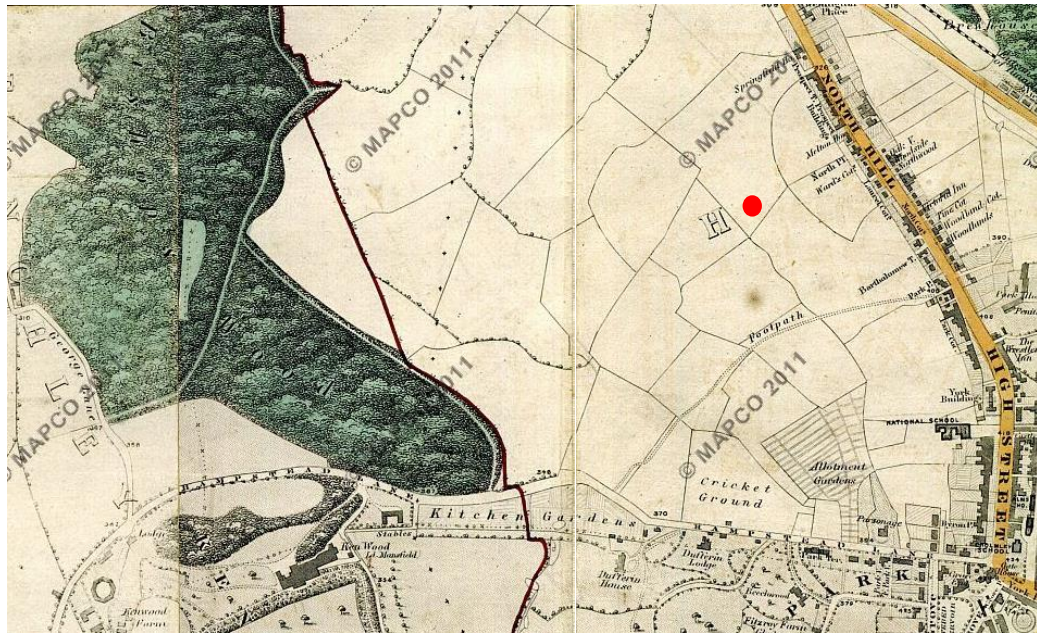


Figure 13: 1872 Stanford Map, showing the approximate location of the subject site.

- 3.4. By the 1890s, Bishopswood Road had been laid in a horseshoe around the cricket ground with Broadlands Road leading north-east from the apex of the curve. Large villas had been built on the north-west side of the road. Broadlands Road was laid out between 1878 and 1890 and lined with substantial detached houses. The eastern part of Denewood Road was also present with a building on either side of the junction with Broadlands Road and one building on the north side (Figure 14).

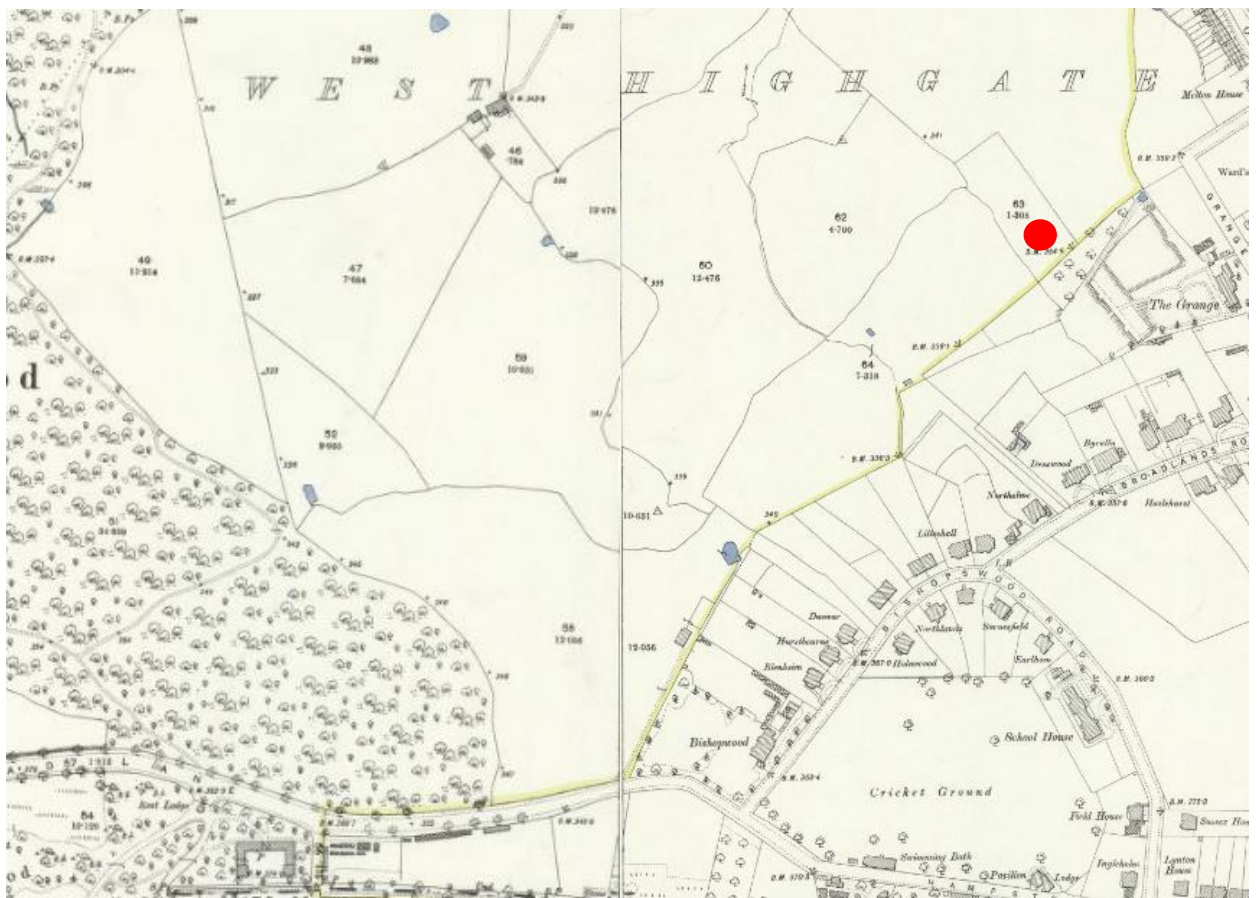


Figure 14: Ordnance Survey (1896), showing the approximate location of the subject site.

- 3.5. The Ecclesiastical Commissioners started developing the ancient Bishop's Wood from c.1900 to 1930. The Bishop's Wood became a suburb of large detached houses on large individual plots overlaid on a landscape with many oak trees and relics of earlier hedgerows and field boundaries. The building leases from the Ecclesiastical Commissioners stipulated plot size, prime cost and sometimes the rate of development, all of which ensured the quality and nature of the streetscapes. Developer Walter Quennell (brother of "Arts and Crafts" architect Charles Henry Bourne Quennell, one of the leading practitioners of the movement) was a well-known developer within the Bishop's Wood area. By 1915, development of the fields north of Hampstead Lane had begun (Figure 15). Stormont Road had been laid in a gentle curve in 1904 connecting Hampstead Lane with the extended Denewood Road, which led through the fields to the north-west to the golf club which had also been established in 1904. View Road had been laid out off the north-east side of Denewood Road to Highgate Ridge with a number of large detached houses at the west end, predominantly on the north side of the street (including Nos. 7, 9 and 15). The subject site remained undeveloped at this time, comprising a large vacant plot with small outbuildings fronting View Road (Figure 15). A large area of allotment gardens had been laid out to the north side of the gardens on View Road. There had been no change within an aerial photograph taken in 1920, which shows the many undeveloped sites, including the subject site which appears to have been used as an extension to the allotment site (Figure 16).



Figure 15: Ordnance Survey (1913).



Figure 16: Aerial Photograph (1920).

- 3.6. By 1936, the open space comprising the subject site had been subdivided into two separate plots and the existing house at No. 11 had been built on the wider eastern portion, with its rear garden extending to the allotment site. The site was likely developed during the 1920s at a similar time to No. 42 Stormont Road which, as built, was identical to No. 11 in terms of its elevational appearance and plan form. No. 42 Stormont Road was built in 1923 to designs by local speculative builders Slatfords; Edward Heinrich Slatford built and lived in Royston House (later No. 33 Stormont Road), and his firm was responsible for a number of other houses in the Bishops area. The later houses they developed in the area (including 38, 40 and 42 Stormont Road and 11 View Road) were generally somewhat unexceptional “pattern book” designs, comprising 2 storeys in a “free domestic” style of architecture; the identical footprints can be seen on the Ordnance Survey of 1936 (Figure 19). The elevations had red brickwork to the ground floor and roughcast render to the first floor, and the windows were small-paned timber casements (Figure 17). Internally, a stairhall was located in the centre of the building with three large reception rooms on one side of the house (with chimneybreasts to the outer wall set within substantial inglenooks) and the kitchen, service rooms and a garage on the other side of the house (Figure 18). The building at 11 View Road was complete by 1933, when a Mrs Davey was recorded as living there. The subject site was built unusually set back from the street within its plot; it had a forward projecting element to the west side of the front elevation, a set back garage on its east side, and a glasshouse or conservatory on its west side (Figure 19). The Lancaster family were living at No. 11 during the 1940s and 1950s.

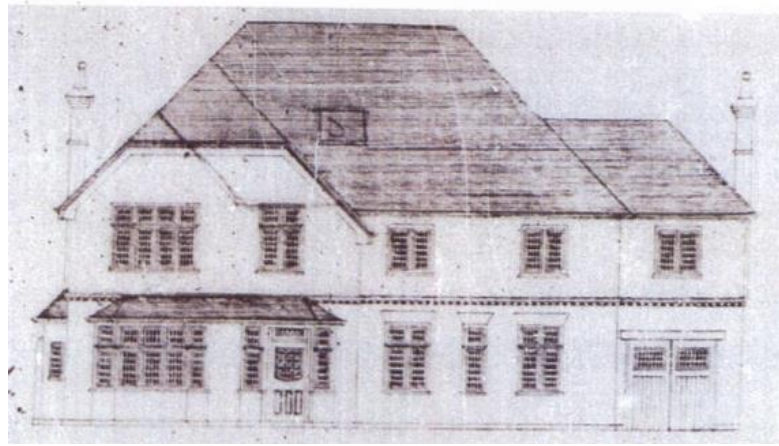


Figure 17: The front elevation of 42 Stormont Road by Slatfords in 1923, likely identical to 11 View Road.

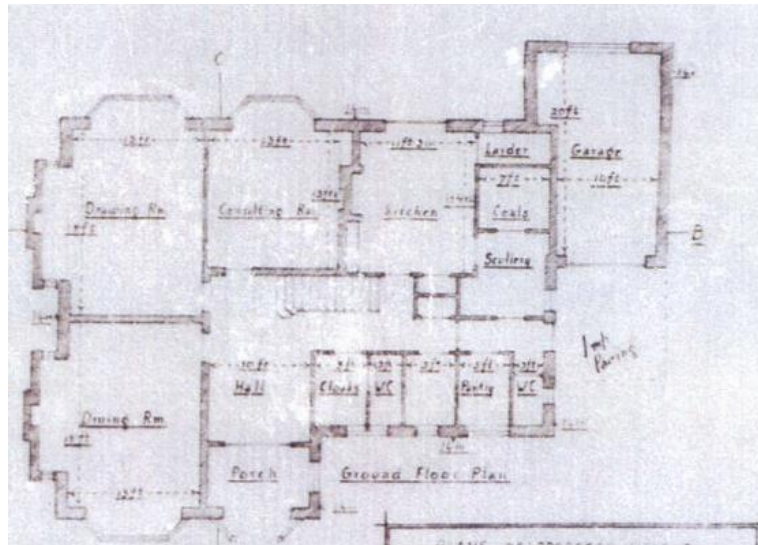


Figure 18: Plan of the ground floor of 42 Stormont Road in 1923 by Slatfords, likely identical to 11 View Road.

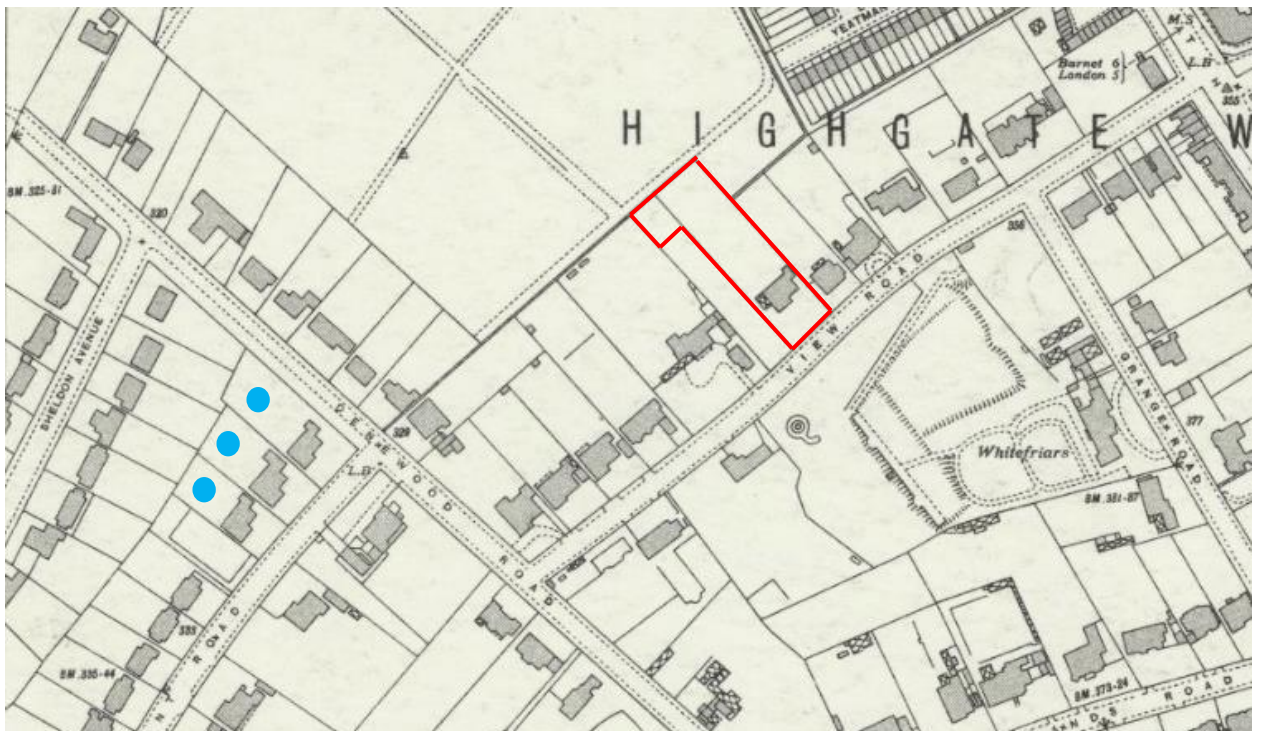


Figure 19: Ordnance Survey (1936) – No. 11 outlined in red with identical Slatford houses indicated by blue dots.

- 3.7. Nothing had changed by 1950, although a horse-shoe driveway at the subject site is depicted at this time; it also appears No. 11 had acquired the previously separate narrow plot to the west, but the subdivision was soon reintroduced by the development of the building at No. 13 as two flats in 1954. The irregular front and rear buildings lines were evident by this time (Figures 20 and 21). Soon after, in 1956, the subject site was subdivided into a pair of semi-detached houses (11 and 11a) by the then owner Leslie Lancaster. At No. 11, part of the original conservatory was retained, but a new garage was added in front of it (OLD/1956/0728) (Figure 21). The central part of the ground floor appears to have been almost rebuilt to accommodate the two separate hallways, with the relocation of the original staircase in 11 and a new front door and staircase to the east part (No. 11a). The former service rooms were opened up in 11a to create a living area (Figure 22).



Figure 20: Ordnance Survey (1950).



Figure 21: Ordnance Survey (1970).

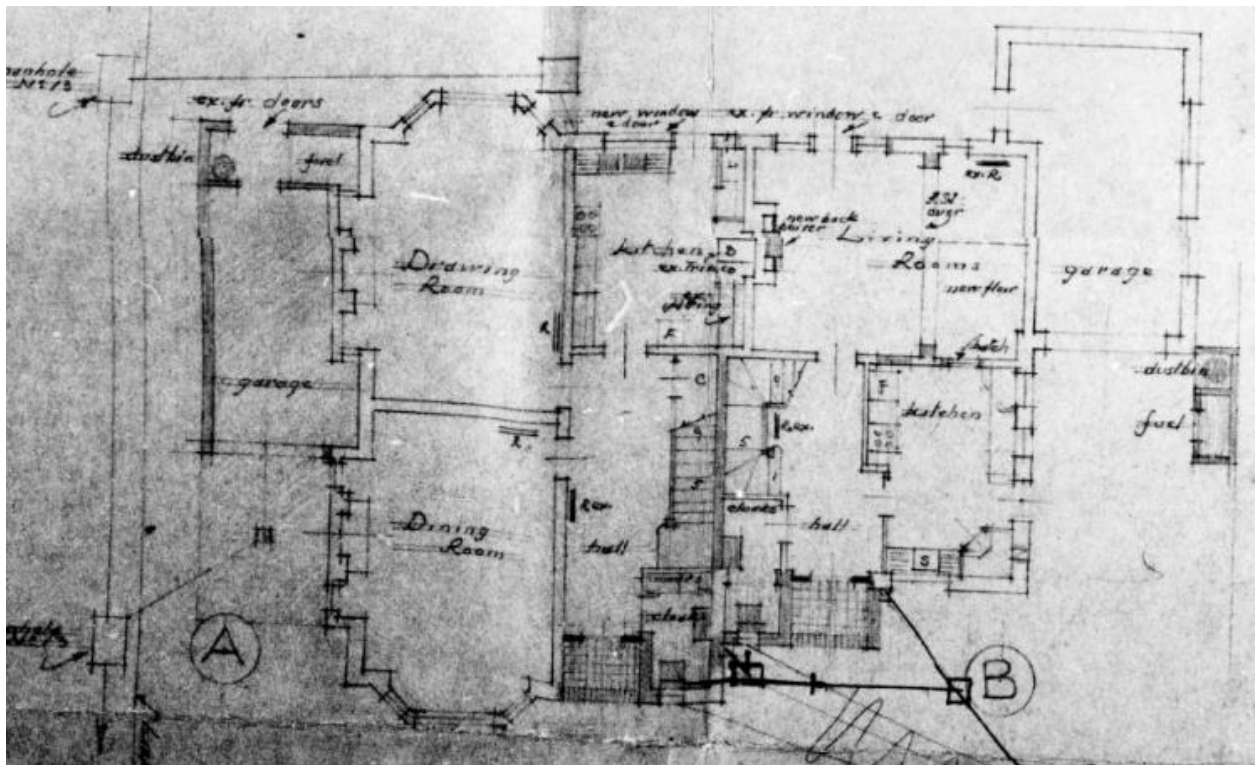


Figure 22: Proposed ground floor in 1956, illustrating the rebuilding of the centre part of the house (note the garage to the left was later amended to retain part of the original conservatory).

- 3.8. Both houses have been subject to alterations and extensions since conversion during the 1950s. At some point post the 1950s conversion, the original motorhouse at 11a to the east side of the house was converted and opened up to the rear ground-floor room to create a large living area; a new garage was built in front of it adjoining the east boundary. A letter to the borough engineer in 1965 from the owner of 11a stated his wish to infill the garage doors leaving only the clerestory windows and erecting some form of glazed roofed structure in front. In 1985, a part 2- part single-storey side extension was provided at No. 11, with a new garage and utility room at ground-floor level in place of the original conservatory and 1950s garage, and an additional bathroom at first-floor level (Figure 23). The extension took the building right up to the west side with No. 13. The materials and the windows were designed to match the existing (OLD/1985/1556). In 1995, a large conservatory was added to the rear elevation of No. 11 covering much of the original elevation and removing a bay window to the rear ground-floor principal room (HGY/1995/1012) (Figure 24).

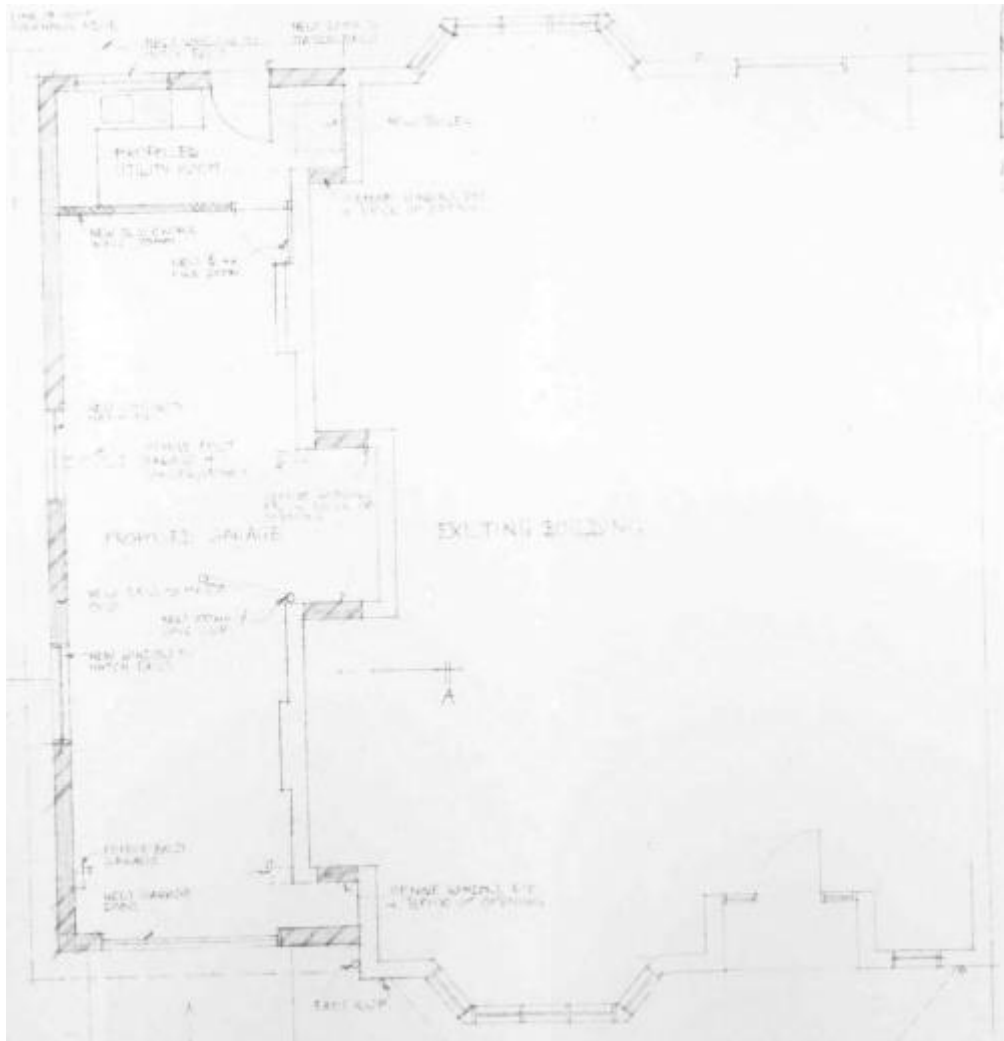


Figure 23: Proposed ground floor plan at No. 11 (1985).

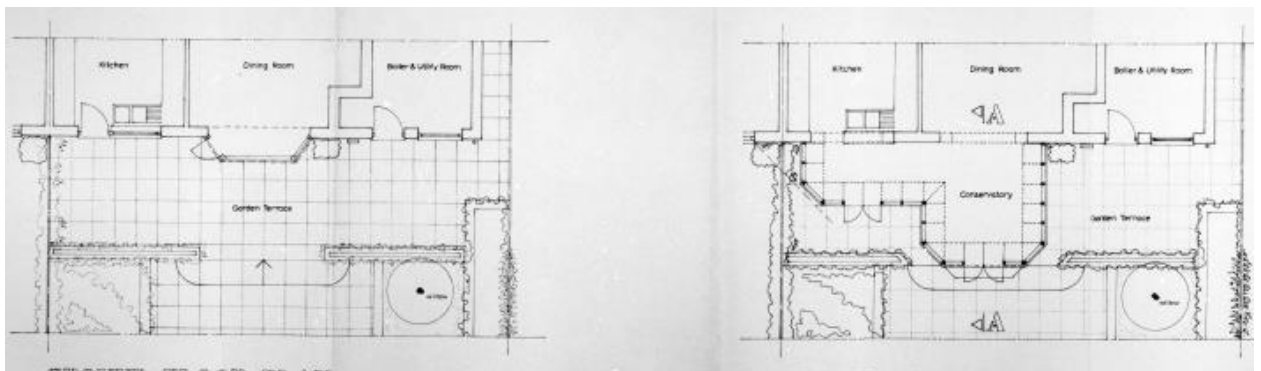


Figure 24: Existing and proposed ground-floor plans illustrating the addition of a new conservatory at No. 11 (1995).

4.0. DESCRIPTION

- 4.1. The building is an unexceptional example of a suburban house likely built during the 1920s, with red brickwork to the ground floor and roughcast render to the first floor; the change in materials is articulated by brickwork dentil corbelling. The large hipped roof is covered with clay tiles with bonnet tiles to the corners and there are brick chimneystacks with oversailing decoration which are somewhat visually feeble. The timber casement windows with leaded lights appear to be original, albeit with inappropriately painted frames and are poorly proportioned (Figures 25 and 26). The ground floor has been almost entirely rebuilt since the 1950s apart from the bay window to No. 11. The porches, front doors and other window openings were all remodelled or added in 1956. The original garage at No. 11a has been blocked by a later (likely 1960s addition) which still reveals the clerestory windows of the former garage (Figure 25). The side extension and garage to No. 11 were added during the 1980s, with the original hipped roof extended over the 2-storey element (Figure 26).
- 4.2. The rear elevation of 11 was substantially altered at ground-floor level during the 1990s when the existing large conservatory was constructed across the original rear elevation (Figure 28). The rear elevation of 11a has also been substantially altered by the introduction of large glazed openings with fanlights to the rear of what was the garage until the 1960s and to the kitchen area which in 1956 comprised a single doorway flanked by windows (Figure 27). The 3-light windows of both houses appear to be later replacements.
- 4.3. The ground floor of 11 and 11a was inspected during the site visit. At 11, which contained the original principal rooms of the house, the front and rear rooms have been knocked through to create a large open-plan space. All architectural detailing appears to have been lost, including the original fireplaces within the large inglenooks to the external wall (Figures 29 and 30). The staircase appears to be original but was relocated during the 1950s conversion works. The doors, typical of 1920s design, are original as is the cornicing (and possibly the plasterwork) in the rear room (Figure 30). At 11a, the main living areas comprise the service areas of the original house and the garage, which have all been knocked through to create one space; the cellular plan form has been lost and the spaces contain little or no fabric of any historic interest (Figure 31).



Figure 25: The front elevation of 11a View Road.



Figure 26: The front elevation of 11 View Road.



Figure 27: The rear elevation of 11a View Road.



Figure 28: The rear elevation of 11 View Road.



Figure 29: The rear ground floor room of No. 11.



Figure 30: The principal rooms of No. 11 illustrating loss of original detailing and plan form except the doors.



Figure 31: The main living area of 11a created from original service rooms and garage.

5.0. ASSESSMENT OF SIGNIFICANCE

- 5.1. Significance is defined by Historic England as “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.
- 5.2. The aim of a Significance Assessment is, in the terms required by Paragraphs 194-195 of the NPPF, a “*description of the significance of a heritage asset*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.3. The descriptive appraisal will evaluate the site against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2018. Historic England’s ‘Advice Note 12: Statements of Heritage Significance’ (October 2019), which partially overlap with the Statutory Criteria, have also been considered. Historic England identifies three potential points of interest that can be held by heritage assets; artistic and architectural, historical and archaeological:
- **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.4. Although not officially considered to be one of the four principal values, **setting** is recognised as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.5. Archaeological Interest

The site is located within the area covered by the Bishop of London's medieval hunting park and appears to have remained undeveloped in open countryside until the late 1890s and early 20th century when View Road was laid out and developed. View Road was not included by Historic England and the London Borough of Haringey within the nearby Tier 3 Archaeological Priority Area, which covers the remaining undeveloped areas of the medieval deer park that have greater potential to contain medieval or pre-medieval remains. **Archaeological interest is therefore considered to be low.**

5.6. Architectural and Artistic Interest

Whilst the design of the building is reminiscent of a loosely late Arts and Crafts "free style" which characterised 1920s suburban architecture, it is unexceptional in its design and detailing given the quality of many of the buildings within the Bishops Sub-Area. It was not an individually designed building by an architect of note, but rather a "pattern book" design by local speculative builders and identical to at least two houses in Stormont Road with little if any architectural group value with its neighbours on View Road beyond the "free style" language and materiality. Indeed, it appears somewhat diminutive and uncomfortable adjacent to its high-quality neighbours at Nos. 9 and 7 View Road. Furthermore, the building has seen successive alterations over the years which have substantially compromised the overall aesthetic of the front and rear elevations, including the remodelling of the front elevation at ground floor level during the 1950s, the infilling of the west side up to the boundary during the 1980s, and the infilling of the front east side with a poor-quality garage since the 1960s. The interiors have been largely stripped out of all architectural detailing, fixtures and fittings of interest except the original doors survive and some cornicing and the staircase within No. 11 (albeit relocated). **The subject site is considered to possess low architectural and artistic interest.**

5.7. Historic Interest

The subject site does not have any known historical links of significance. It is one of the typical detached houses set in large plots which characterised this period of development in Highgate. However, the building was a later infill development during the 1920s on View Road by speculative builders, post-dating many of its higher-quality neighbours on the north side of the street. It has no links to persons of interest or events of note. **The site is considered to have low historic interest.**

5.8. Setting

The setting is divided between the suburban streetscape to the south on View Road and the "green corridor" of gardens and Highgate Allotments to the north. Both elements are located within the Highgate Conservation Area. The front elevation makes a limited contribution to the architecturally diverse suburban streetscape of View Road because of the set back of the building and planting within the front garden, although it does fall within the settings of the Grade II listed No. 9 and locally listed No. 7 in views from the east. The enclosed garden setting includes no other buildings with the exception of the neighbouring 1950s house at No. 13 because of the deep rear building line of that house; the mature trees and landscaping provide reference to the suburban setting as well as the historic rural character of the area, and almost entirely screen the neighbouring Grade II listed No. 9. **The value of the setting is therefore considered to be medium.**

5.10. Contribution to the Highgate Conservation Area

- 5.10.1. The following questions contained in the document *Conservation Area Designation, Appraisal and Management* (Historic England Advice Note 1, February 2019) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area. A positive response to one or more of the following may indicate that the site makes a positive contribution provided that its historic form and values have not been eroded.

Is the building the work of a particular architect of regional or local note?

Response: No. Unlike many other higher-quality buildings in the area designed by the likes of Quennell, 11 View Road is one of the later developments of lesser quality likely by local speculative builders Slatfords.

Does it have landmark quality?

Response: No. The building reflects the general diverse character and appearance of the built form within the street without any being architecturally distinctive. It is set back from the street with dense planting in the front garden which minimise its visual presence and it is not visible within the eastward view from the junction with Denewood Road identified in the Conservation Area Character Appraisal.

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Response: Somewhat. View Road is more architecturally diverse than many of the other streets within the Bishops Area, with buildings of different styles and periods defining its character and appearance – the south side of the street opposite the subject site has been almost entirely redeveloped over the last 20 years. The subject site was constructed during a later phase of development of the Bishops Area during the 1920s as opposed to the peak of development which took place a decade or more earlier. Its use of materials and design and detailing in the “free style” of architecture using red brickwork, roughcast render and clay roof tiles reflect the general characteristics of the area; however it is not considered to be one of the best examples and is indeed somewhat plain and unexceptional compared with its statutorily and locally listed neighbours on the north side of View Road. The unusually deep setting back of the building within the large front garden allows generous mature planting which contributes positively to the character and appearance of the streetscape.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Response: No.

Does it contribute positively to the setting of adjacent designated heritage assets?

Response: No. It is considered to make a neutral contribution to the townscape settings of a number of nearby heritage assets, including the adjacent Grade II listed No. 9 View Road.

Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?

Response: No.

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Response: Somewhat. The house illustrates the development of the Bishops area, but No. 11 was a later infill on View Road and of lesser architectural quality than its neighbours on the north side (a number of which are now statutorily or locally listed). Furthermore, the substantial alterations to the front and rear elevations have diminished its historical and architectural value in this regard. It was designed as an individual house with no architectural or historic group value with the neighbouring buildings.

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Response: No. This plot was located on former agricultural fields and there is no association with the medieval deer park.

Does it have historic associations with local people or past events?

Response: No.

Does it reflect the traditional functional character or former uses in the area?

Response: No. This was the first building to be built on the site; the area was agricultural fields prior to this development.

5.11. Conclusion: Significance and Contribution to the Highgate Conservation Area

- 5.11.1. The pre-application advice (included in Appendix 4) makes a number of assumptions regarding the intactness and integrity of the existing building at 11 View Road, assessing it as a “relatively well-preserved original house” and identifies the building as a heritage asset (para. 23). This Heritage Statement has undertaken a detailed appraisal of the historical development of the building and its architectural and historic interest. This building was a “pattern book” design by local speculative builders and identical to at least two houses in Stormont Road; it has since been detrimentally altered and extended since the 1950s. The drawing in Figure 35 below illustrates that when the post-1950s alterations are taken into account (including the remodelled ground floor and porches, the garage, side extension and replacement roof tiles), very little of the original front elevation remains. There is little if any architectural group value with its neighbours on View Road beyond the broadly “free style” language and materiality. It is not therefore considered to form part of an historic group or sequence with its earlier neighbours on the north side of View Road (which have been statutorily or locally listed), but rather was a later infill development of a former allotment plot.

- 5.11.2. The Planning Practice Guidance (Paragraph 040) updated in July 2019 states that the identification of non-designated heritage assets must be based on sound evidence and published on an accessible Local List or Register. The selection criteria for identifying non-designated heritage assets should be clear, up to date and accessible to the public. Historic England Advice Note 7 “Local Heritage Listing” (2021) states: “*Local heritage listing may also demonstrate that a building makes a positive contribution to the character of a conservation area*” (para. 16). Merely stating that the building is a positive contributor without justification and assessment according to clear selection criteria fails to meet this test to identify it as a non-designated heritage asset.
- 5.11.3. Nos. 11 and 11A View Road are not included within the Council’s current register of locally listed buildings of merit. The Council are currently consulting on an update to this list and again 11 and 11A View Road are not included on this list. The Council have thus had the opportunity to review the existing building on a number of occasions but have not determined it worthy as a building of merit. By contrast Nos. 17-19, 3 and 7 have been included because they are considered to make a positive contribution to the Highgate Conservation Area. The selection criteria are as follows:
- **Historical Interest:** closely associated with historical people or events of local or wider interest, or it provides evidence about, or is illustrative of, the area’s history;
 - **Social or Community Interest:** well known, makes a considerable contribution to sense of place, or is closely associated with particular functions, events, traditions or memories;
 - **Architectural or Urban Design Interest:** could be representative of a particular style, architect, pattern of development or technology, or it could be distinctive, innovative or of exceptional quality;
 - **Aesthetic Interest:** makes an important contribution to visual appeal, views, townscape or landscape (perhaps as a focal point or landmark) or is unusually attractive in appearance;
 - **Rarity:** exemplifies a quality that is unique or unusual, or is one of few remaining examples where others have been lost;
 - **Representativeness:** a particularly fine example of a quality or type;
 - **Integrity:** unusually well-preserved or has coherence or completeness in composition, either in itself or as part of a group;
 - **Age:** of particular value because of its age, or dating from the earlier part of the borough’s development;
 - **Innovative or Influential:** the first, or an early example of a particular quality, influencing future development in the area or more widely, or uses design or technology in a way not previously seen.
- 5.11.4. Based on the above assessment of significance, it is not considered that 11 View Road meets these selection criteria in any way. The pre-application advice suggests a higher level of historical and aesthetic interest given the age, style and materials of the building, and how it sits within the townscape of View Road. It is acknowledged in this Heritage Statement that the existing building is not incongruous within the townscape – indeed, it is barely visible apart from the roofscape. However, age and materials alone (neither of which is particularly locally distinctive) are not considered to be sufficient to merit a higher degree of architectural and historic interest than low as assessed here in this Heritage Statement. This building has not been identified by the Borough as a locally listed building according to the selection criteria set out above, and therefore according to the PPG it should not be treated as a non-designated

heritage asset in any planning decision. Whilst the PPG acknowledges that identification as a non-designated asset could take place during the process of an application, the evidence presented in this Heritage Statement makes it highly unlikely to meet the Borough's own selection criteria set out above.

- 5.11.5. In terms of the assessment of the contribution to the character and appearance of the Conservation Area, there were only two points in the checklist taken from Historic England guidance that delivered anything other than a 'No' answer, and those two points were not wholly positive responses. The first was the point relating to age, style and materials of the building in relation to its surroundings. Whilst the building has some common features and was built in a similar form and style and at a similar time as many of the other buildings in the Sub-Area, it is a poorer and plainer example architecturally designed by speculative builders and has been detrimentally altered (not acknowledged in the pre-application advice). The second point that did not deliver a 'No' response was in relation to the building reflecting a significant phase of development. The building does represent the primary phase of the development of View Road, which took place a decade or more earlier (also not acknowledged in the pre-application advice); this 1920s period is not considered to be of any particular significance.
- 5.11.6. Historic England Advice Note 1 "Conservation Area Appraisal, Designation and Management" (2019), states of positive contributors, that: *"The extent to which their contribution is considered as positive depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions"* (p. 20). The subject building at 11 View Road is considered to fail this test given the detrimental additions and alterations made to both front and rear elevations; it is not unusually well-preserved or complete in its composition.
- 5.11.7. Based on the above assessment of an unlisted building within a Conservation Area, the subject site at 11 and 11a View Road is considered to make an **at best neutral contribution to the character and appearance of the Conservation Area**. The existing building is relatively plain and has no special architectural or historical interest. On the basis that the building makes a neutral contribution, the principle of a replacement dwelling on the site is acceptable, subject to the replacement dwelling being of the necessary quality to preserve or enhance the Conservation Area.

6.0. IMPACT ASSESSMENT

- 6.1. A scheme for proposals at the subject site has been prepared by Charlton Brown Architects. The proposals involve the demolition of the existing building and the provision of a 2-storey replacement building.
- 6.2. The proposals may have an impact on the character and appearance of the Highgate Conservation Area (Sub-Area 7: Bishops) and the settings of nearby Grade II listed and locally listed buildings.
- 6.3. Based on the above detailed assessments in Sections 2 to 5 and in accordance with the Historic England guidance *Setting of Heritage Assets* (December 2017), the following Impact Assessment appraises the effects of the proposed development, whether beneficial or harmful, on the significance of the identified heritage assets or on the ability to appreciate it (Step 3) and explores ways to maximise enhancement and avoid or minimise harm (Step 4). This Impact Assessment should be read in conjunction with the Townscape Visual Impact Assessment (Heritage Information).
- 6.4. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on the settings of the identified heritage assets, established criteria have been employed. If the proposed development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.5. Within the three categories there are four different levels that can be given to identify the intensity of impact:
 - **"negligible"** – impacts considered to cause no material change.
 - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.
- 6.6. Pre-application advice was received from the London Borough of Haringey following an online meeting in September 2022 (ref. PRE/2022/0026); the full response can be found in Appendix 4. The design of the proposed replacement was not discussed in any detail, as the Conservation Officer raised a number of concerns in relation to the principle of demolition and the heritage impact of the loss of the existing unlisted building.
- 6.7. As set out in detail in Section 5, the existing building at 11 and 11a View Road has been identified in this Heritage Statement as making an at best neutral contribution to the character and appearance of the Conservation Area. It is an unexceptional example of a 1920s suburban house by the local speculative builders Slatfords; rather than an individual building of high-quality "free style" design which

characterises the wider Bishop's Sub-Area, it belongs to a later phase of development where identical "pattern book" designs were used by Slatfords on a number of buildings across the area. Furthermore, the building was substantially altered during the 1950s and with later additions, leaving a somewhat architecturally illiterate front elevation with only minimal surviving original fabric (Figure 35). Contrary to the claims of the pre-application advice, it is accepted in this Heritage Statement that the building broadly reflects the style and use of materials found within this part of the Conservation Area; as set out in detail at 5.11 above, it is not accepted that it possesses more than a low degree of local architectural and historic interest – its date, broad architectural style and materiality do not automatically make it a positive contributor to the character and appearance of the Conservation Area, and it is not considered to meet the Borough's criteria to merit local listing and therefore to be identified as a non-designated heritage asset. The NPPF confirms that "*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*" (paragraph 199). In this respect the only heritage asset is the Highgate Conservation Area, as the existing building is neither a designated heritage asset (listed building) nor a non-designated heritage asset (locally listed building).

- 6.8. View Road presents a street of buildings with unusually varied dates, architectural designs and detailing in contrast to many of the other more uniform streets within the Conservation Area. View Road does not have a uniform appearance, but rather embodies a wide variety of architectural styles and detailing ranging from the Arts and Crafts to Neo-Georgian and contemporary – this has been the case throughout its history and protracted development, but has been reinforced even more so during the last thirty years (ref. 2.7 and 2.10 above). The pre-application advice underplays the role of the modern replacement buildings within the road, some of which received consent after the publication of the Conservation Area Character Appraisal, and which must have been assessed by the Borough as compliant with the character and appearance of the Conservation Area or they could not have obtained planning permission. The Highgate Conservation Area Appraisal (December 2013) confirms that there will be a presumption in favour of retaining designated and non-designated assets that make a positive contribution to the Conservation Area. The building is neither a designated nor non-designated asset nor does it make a positive contribution, and therefore this presumption does not apply. By definition therefore, the loss of the existing building at 11 View Road will not automatically constitute harm to the character and appearance of the Bishops Sub-Area and particularly not to the Conservation Area as a whole if a replacement building is provided which is of higher architectural quality than the existing.
- 6.9. Demolition of a building which is considered to make a neutral contribution to the character and appearance of the Conservation Area cannot normally be considered in isolation (as it has been in the pre-application advice), but should only normally be considered in conjunction with a replacement building which needs to demonstrate equal or better quality. In terms of the appearance and form of the front elevation, any perceptible change will be minimal, as the proposed building will present a traditional idiom design reflecting the "free style" of architecture which characterises the existing building and the wider Bishops Sub-Area. The stepped front building line with its distinctive ground floor bay window, the form of the front elevation with its gabled projection and its bulk, scale and mass addressing View Road will be largely replicated from the existing building. The main ridgeline and that of the lower east element matching the existing building, whilst the addition of a 3-light flat-topped dormer window will have minimal impact in a townscape where dormer windows are a common feature (Figure 32). Later poor-quality and visually intrusive additions, such as the garage and porch to the east side and the 2-storey

side extension to the west side, will be omitted (Figures 32 and 33). The proposed traditional palette of materials comprising red brickwork and a clay tiled roof will also be retained to sustain the “free style” appearance of the building. Rather than replicating the existing first-floor roughcast render, tile-hanging is proposed at this level which is also appropriate to the “free style” language and which can be found on traditional and more contemporary buildings throughout the Bishops Sub-Area to add contextual architectural interest and variety.

- 6.10. There will therefore be little if any impact on the character and quality of the townscape of View Road, particularly as the landscaping within the front garden will also be retained and enhanced. It was acknowledged in the pre-application advice that *“the reinstatement of the building and site here back to a large single dwelling typology will help to reinforce the overall character of this street and protect the character and appearance of the conservation area”*. The proposed replacement building will continue to contribute to the architectural variety of the street (particularly the more traditionally designed buildings on the north side) whilst also reflecting the character and appearance of the wider Bishops Sub-Area. It will appear as subservient in the streetscape settings of the Grade II listed No. 9 View Road and locally listed No. 7 as the existing building, and will continue to be imperceptible in the identified important view east from the junction with Dene Road.
- 6.11. Despite the continuity in the overall form, bulk, scale and mass of the front elevation, the original unexceptional elevational treatment and detailing and the subsequent detrimental alterations present the opportunity to enhance the architectural and visual interest of the site. This has included reducing the bulk, scale and mass of the building to the side (west) elevation by omitting the dominant form of the 1980s 2-storey side extension; rather a reduced single-storey element will be provided with a catslide roof extending from the main roof slope. This will not only reduce the bulk, scale and mass of the side elevation in a traditional manner, but will better balance the overall appearance of the front elevation. It will also increase the gap with the neighbouring house at No. 13 which was compromised during the 1980s, allowing better views to the greenery within the rear gardens (Figure 32). The proposed fenestration pattern has been amended to reflect the likely original elevation before it was altered during the 1950s; the proposed window openings are more appropriate in their proportions. The proposed west chimneystack will be more robust and prominent as opposed to the somewhat visually feeble existing chimneystack, and an additional stack will be added to the east side of the main roof to better balance the roofscape and add interest to the skyline (Figure 32). These improvements are considered to provide an improved and more architecturally literate front elevation which will enhance the architectural and visual interest of the site.
- 6.12. The rear elevation has also been designed in a traditional idiom, presenting a more coherent and architecturally literate form and appearance with a pair of gables framing a recessed central window bay; the gables are articulated at ground floor level by a bay window to the east side and a canopy to the west side. This design (the bulk, scale and mass of which matches the existing building, is considered to present a significant enhancement over the existing rear elevation with its alterations and visually prominent accretions. There has never been an established rear building line on this part of View Road. Whilst there will be a slight increase in depth to the rear garden, the proportion of undeveloped rear garden will overwhelmingly sustain the contribution the site makes to the “green corridor” behind the houses on View Road with the Highgate Allotments. Indeed, the slight increase in depth will sit comfortably within the pattern of the built form on the north side of View Road. The rear building line will

match that of the adjoining house at No. 13, with only the proposed bay window providing some projecting articulation to the ground floor (Figures 33 and 34) – accepted within the pre-application advice. Any increase in depth to the rear is considered to have little if any visual impact on the setting of the Grade II listed No. 9 View Road. The proposed east gable of the rear elevation will be set back considerably behind the 2-storey eastern element which will match the existing in terms of its location, bulk, scale and mass (Figure 34). The listed building is already almost entirely screened from the rear garden of the subject site by substantial trees and planting, and so any increase in built form to the rear of the subject site will likely be imperceptible from the listed building. Furthermore, the architectural and historic interest of No. 9 is best appreciated and understood from the street and not from the rear garden of the subject site; the landscaped character of the “green corridor” setting to the rear of the listed building will be sustained.



Figure 32: Proposed comparative front elevation – Existing (top) and Proposed (bottom).



Figure 33: Proposed site plan.

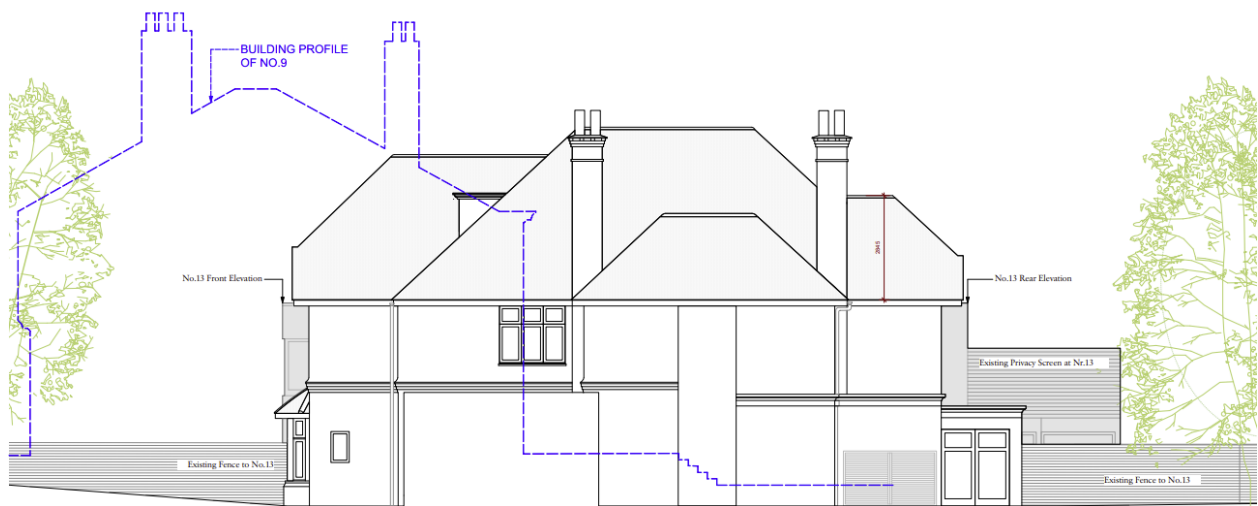


Figure 34: Proposed side elevation.

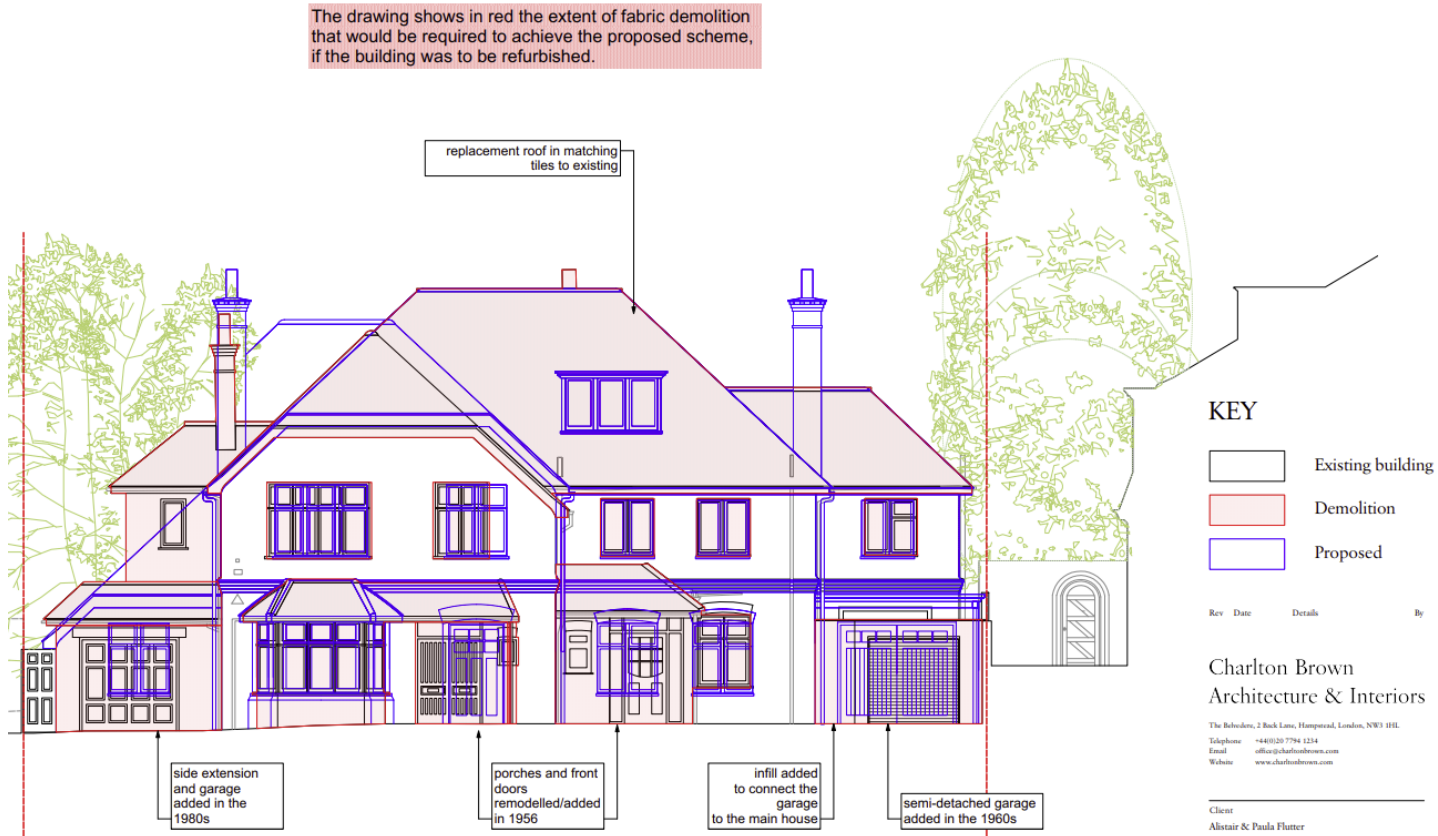


Figure 35: Front elevation analysis detailing existing versus proposed in relation to later alterations.

- 6.13. **The Setting of Heritage Assets (Historic England 2017)** (ref. Appendix 1) has been used in both the design development and to assess the impact of the proposal on the settings of nearby heritage assets. The assessment has demonstrated that the proposed design has sought to avoid any harm to the significance and settings of identified nearby statutorily listed buildings and locally listed buildings (Step 4) by nature of providing a contextual building which reflects the prevailing architectural language, detailing, palette of materials, height and scale of the local context. Indeed, there will be no change in bulk, scale and mass and the elevational appearance of the subject site will be largely sustained but with enhancements to the detailing; in terms of the primary townscape settings of the Grade II listed No. 9 and locally listed No. 7 as experienced from View Road, there would be a negligible impact. The design and detailing complement the varied architectural language of View Road and the wider Bishops Sub-Area and provide enhanced architectural and visual interest on the subject site. The appropriate height, massing and scale with the proposed landscaping will sustain and enhance the settings of all identified heritage assets.
- 6.14. **The National Design Guide (Ministry of Housing and Local Government, January 2021)** sets out ten characteristics for good design and has been used for the development of the design and its assessment in this report. Of particular relevance here are **Context (1)**: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; **Identity (2)**: reinforcing a coherent and distinctive identity (appropriate scale, height, materials and consideration of views) that relates well to the history and context of the site; and **Built Form (3)**: designing an appropriate building type, form and scale to create coherent form of development which relates well the site and its context, and sits

comfortably within the townscape of View Road. The proposed replacement building has been designed in a traditional idiom and is considered to respond positively to its location on View Road and the wider townscape context of the Bishops Sub-Area. The principle of replacement of the existing building has been fully informed by an understanding of the history and development of the area and the distinctive characteristics of the townscape context. The height, scale, bulk and mass of the proposed building will match that of the existing building (reduced to the side elevation towards No. 13), whilst the articulation of the elevations with traditional more architecturally literate detailing will provide enhanced contextual architectural and visual interest. The proposed replacement is considered to sustain the coherent and distinctive identity of the Bishops Sub-Area and the townscape of View Road, which is defined by greenery within front gardens and varied built form.

- 6.15. **The Building in Context Toolkit (2001)** was formulated by English Heritage and CABI/Design Council to stimulate a high standard of design for development taking place in historically sensitive contexts (ref. Appendix 3). It is considered that the proposals have taken full account of the eight principles, particularly in understanding the significance of the subject site and its contribution to the settings of nearby heritage assets and to the character and appearance of the Conservation Area (Principle 1), understanding the history and development of the site and its wider context (Principle 2), ensuring the character and identity of the proposed building will be appropriate to its context on View Road and the wider Bishops Sub-Area (Principle 3), designing a replacement building which will sit happily in the pattern of existing development (Principle 4), respecting views within the Conservation Area along View Road (Principle 5), adopting an appropriate height and scale in relation to the townscape context and taking account of the proximity of the nearby statutorily and locally listed buildings (Principle 6), and using high-quality traditional materials to reflect those found on View Road and the wider Bishops Sub-Area (Principle 7).
- 6.16. **Overall the proposals are considered to have a minimal to negligible and neutral to positive impact on the character and appearance of the Highgate Conservation Area (the Bishops Sub-Area), and on the settings of nearby statutorily and locally listed buildings – in particular Nos. 7 and 9 View Road.** The traditional and contextual design, detailing and materiality of the proposed replacement building are considered to sustain the character and appearance of the Conservation Area and the significance and settings of other nearby heritage assets. There will be virtually no discernible material change in the architectural character, style materials and scale in limited views from the street, whilst the proposals offer the opportunity for enhancement by the provision of more architecturally literate front and rear elevations. This proposal does not reflect the “growing trend” of the demolition of existing buildings and construction of larger and more visually assertive new houses in the area as cited in the pre-application advice. **The proposals are considered therefore to cause no harm to the significance of any heritage assets.**

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Haringey Development Management Policies (2017)

7.1.1. Policy DM1 relates to delivering high-quality design.

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- *a Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
- *b Make a positive contribution to a place, improving the character and quality of an area;*
- *c Confidently address feedback from local consultation;*

B Development proposals should relate positively to their locality, having regard to:

- *a Building heights;*
- *b Form, scale & massing prevailing around the site;*
- *c Urban grain, and the framework of routes and spaces connecting locally and more widely;*
- *d Maintaining a sense of enclosure and, where appropriate, following existing building lines;*
- *e Rhythm of any neighbouring or local regular plot and building widths;*
- *f Active, lively frontages to the public realm; and*
- *g Distinctive local architectural styles, detailing and materials.*

The proposed building will present a traditional idiom design reflecting the “free style” of architecture which characterises the existing building and the wider Bishops Sub-Area. The stepped front building line with its distinctive ground floor bay window, the form of the front elevation with its gabled projection and its bulk, scale and mass addressing View Road will be largely replicated from the existing building. Later poor-quality and visually intrusive additions, such as the garage and porch to the east side and the 2-storey side extension to the west side, will be omitted. The proposed traditional palette of materials comprising red brickwork and tile-hanging with a clay tiled roof will sustain the “free style” appearance of the building. The slight increase in depth to the rear garden will sit comfortably within the pattern of the built form on the north side of View Road - the rear building line will match that of the adjoining house at No. 13. The proposed replacement building will continue to contribute to the architectural variety of the street (particularly the more traditionally designed buildings on the north side) whilst also reflecting the character and appearance of the wider Bishops Sub-Area.

The proposed elevational improvements are considered to provide an improved and more architecturally literate front elevation which will enhance the architectural and visual interest of the site. These include reducing the bulk, scale and mass of the building to the side (west) elevation by providing a reduced single-storey element with a catslide roof extending from the main roof slope. This will better balance the overall appearance of the front elevation and will also increase the gap with the neighbouring house at No. 13 which was compromised during the 1980s, allowing better views to the greenery within the rear gardens. Other improvements include a more appropriate and literate fenestration pattern and proportionality of the window openings, as well as the provision of an additional chimneystack to the east side of the main roof to better balance the roofscape and add interest to the skyline.

The proposals will therefore relate positively to the distinctive character of the local area and will sustain the character and quality of the townscape of View Road and the wider Bishops Sub-Area. The replacement building responds positively to the prevailing building heights, form, scale and massing,

urban grain, building lines, rhythm and architectural styles, detailing and local materials. **The proposals therefore comply with Policy DM1.**

The proposals are considered to be of the highest standard of design which respect the local context and will contribute positively to the sense of place and identity within the Bishops Sub-Area, **therefore also complying with Policy SP11 of the Haringey Strategic Policies (2013).**

7.1.2. **Policy DM9** deals with the management of the historic environment.

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.

D 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.

Section 2 of this Heritage Statement assessed the local context of the subject site with specific reference to the character and appearance of the Conservation Area and the settings of nearby statutorily listed and locally listed buildings. The existing building at 11 and 11a View Road is considered to make an at best neutral contribution both to the character and appearance of the Conservation Area and the settings of nearby heritage assets. The demolition of the existing building will not therefore cause harm to the character and appearance of the Conservation Area.

The supporting text of Policy DM9 confirms that “Where opportunities arise through new development, proposals should seek to reinstate or restore original features including through the removal of harmful alterations or other inappropriate additions.” Furthermore, it also states that “Not all elements of a conservation area, however, will contribute to its significance and their replacement and alterations can represent opportunities for the enhancement of the area, including enhancement by development of high quality and innovative design.” It confirms that Conservation Areas can be enhanced through the sensitive redevelopment of sites, including the removal of buildings and features that detract from the character and appearance of the area.

As detailed above, the proposed replacement building will be contextual in its design by taking direct references from the existing building and the surrounding built form within the Bishops Sub-Area in its language, detailing, use of materials, bulk, scale and mass to sustain the townscape subservience of the existing building on View Road. The high-quality contextual design is considered to add architectural and visual interest to the site by being more architecturally literate in its detailing and elevational treatment. The slight increase in depth to the rear remains well within the rear building of the adjacent building at No. 13 and will not have any detrimental impact on the setting of the Grade II listed No. 9. Furthermore, the reduction in bulk, scale and mass to the west elevation will increase the gap with the neighbouring house at No. 13 and enhance views towards the “green corridor” and planting within the rear gardens which is an important characteristic of the Bishops Sub-Area.

The proposal therefore seeks to sensitively redevelop the site, removing negative elements which detract and thus the proposal is one which not only preserves but enhances the Conservation Area. Furthermore, the reinstatement of the building and site back to a single dwelling typology, as originally constructed, will reinforce the overall character of View Road and preserve and enhance the character and appearance of the Conservation Area. On this basis it is not considered that the demolition of the existing building would cause any degree of harm to the significance of the Highgate Conservation Area as a whole. The proposals therefore better complement the special characteristics and significance of the area and **therefore comply with Policy DM9.**

By ensuring the conservation of the significance and settings of all identified heritage assets, **the proposals also comply with Policy SP12 of the Haringey Strategic Policies (2013).**

7.2. Highgate Neighbourhood Plan (2017)

7.2.1. The Highgate Neighbourhood Plan was made (adopted) by the Council on 20 July 2017 and now forms part of the council's Statutory Development Plan.

7.2.2. **Policy DH1** deals with demolition in Conservation Areas.

Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.

Demolition cannot be considered in isolation, but can only be considered in conjunction with a replacement building which needs to demonstrate equal or better quality. Based on the characterization and significance assessments undertaken as part of this report, the demolition of the existing building, which makes an at best neutral contribution to the character and appearance of the Conservation Area and the Bishops Sub-Area is considered to cause no harm. The proposed building will match the bulk, scale and mass of the existing building and will better reflect the prevailing early 20th century “free English domestic style” architectural character within the Sub-Area by nature of its more architecturally literate design and detailing. Indeed, the proposal will offer the opportunity for enhancement of the character and appearance of the area by the addition of a well-designed new building with additional opportunities to enhance the views of the “green corridor” of gardens to the rear by pulling the footprint away from the western boundary with No. 13. **The proposal therefore complies with Policy DH1.**

7.2.3. **Policy DH2** deals with development proposals in Conservation Areas.

Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

As rehearsed in detail above, it is considered that the proposals will preserve the character and appearance of the Bishop's Sub-Area and the settings of locally listed and statutorily listed buildings by sustaining the visual subservience of the existing building, whilst offering a more architecturally literate building which sits comfortably within the townscape of View Road and the character and appearance of

the Sub-Area. The proposals will also enhance gaps the gap with neighbouring building at No. 13, enabling better through-views to the trees and greenery within rear gardens and the “green corridor” which is a positive contributor to the suburban/semi-rural character and appearance of the Sub-Area. **The proposals therefore comply with Policy DH2.**

7.3. London Plan (2021)

7.3.1. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth.

7.3.2. **Policy D3** deals with design and local character. The form and character of London’s buildings and spaces must be appropriate for their location, fit for purpose, respond to changing needs of Londoners, be inclusive, and make the best use the city’s finite supply of land. Developments that show a clear understanding of, and relationship with, the distinctive features of a place are more likely to be successful (3.3.7).

D Development proposals should:

Form and layout

1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

The proposed replacement building has been designed to the highest standard in order to integrate fully into the surrounding built environment by adopting a high-quality traditional design which reflects the local historic context and sustains the character and appearance of the Conservation Area – particularly the Bishops Sub-Area. The proposed building does not replicate the local largely classical architectural character, but rather presents a more architecturally literate interpretation of the existing building in the “free style” of architecture, incorporating appropriate materials (red brickwork, tile-hanging, tiled roof, timber doors and casement) and architectural detailing (storey band, robust chimneystacks and a catslide roof) that are appropriate to a building of this typology and the historic context and character on View Road. The height, bulk, scale and mass have been designed to match the existing building and even reduced to the west elevation to better reveal the gap with No. 13 and views of greenery within the rear gardens. **The proposal therefore complies with Policy D3.**

7.3.4. **Policy HC1** deals with heritage, conservation and growth.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

The proposals have been based on a detailed understanding of the heritage significance of the subject site and the history and development of the local area. The proposals recognise the current at best neutral contribution the site makes to the character and appearance of the Conservation Area. The proposed replacement building is considered to be a high-quality and contextual design which would complement the varied architectural language and detailing of View Road and the prevailing “free style” architecture of the wider Bishops Sub-Area. The proposed height, scale, mass, materials and architectural detailing of the building will sustain the townscape of View Road whilst not detracting from the settings of any listed or locally listed buildings. The high-quality contextual design which is more architecturally literate than the existing building is considered to add architectural and visual interest to the site. **The proposals therefore comply with Policy HC1 of the London Plan.**

7.4. The National Planning Policy Framework (July 2021)

- 7.4.1. The National Planning Policy Framework (NPPF) was updated in July 2021 and provides a full statement of the Government’s planning policies.
- 7.4.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government’s definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.4.3. Relevant NPPF Policies are found in Section 12 “Achieving Well-Designed Places” and Section 16 “Conserving and Enhancing the Historic Environment”.
- 7.4.4. Paragraph 126 states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 130. Planning policies and decisions should ensure that developments:

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- *a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- *b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 197. In determining applications, local planning authorities should take account of:

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

This Heritage Statement has assessed in detail how the design of the proposals has successfully addressed the character and appearance of the Highgate Conservation Area (Bishops Sub-Area) and the significance and settings of nearby heritage assets. The proposals are considered to reflect local design policies (above 7.1.1) and have been designed and assessed in this Heritage Statement using not only the *National Design Guide*, but also the *Building in Context Toolkit*, which are intended to guide the design process so that new development sits comfortably within the character of the local area.

As detailed above under the response to the local design policies, the proposals are sympathetic to the local character and history and will help to maintain a strong sense of place in the Bishops Sub-Area as a result of high-quality contextual design and detailing which will sit comfortably within the surrounding built environment and landscape setting. **Therefore, the proposals comply with Section 12 of the NPPF 'Achieving Well-Designed Places'.**

- 7.4.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 189 states that heritage assets “*irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

Paragraph 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is considered that the proposal would not cause any damage or loss of significance to the character and appearance of the Highgate Conservation Area (Bishops Sub-Area), and the settings of nearby Grade II listed buildings – particularly No. 9 View Road. The proposed replacement building is considered to be a high-quality contextual addition on View Road which will have a negligible to minimal and neutral to positive impact by nature of its reflecting the architectural language and detailing of the existing building and the wider Bishops Sub-Area using an appropriate traditional design idiom. The high-quality contextual design, which is more architecturally literate than the existing building, is considered to add enhanced architectural and visual interest to the site. Therefore, it is argued that the proposals will not cause substantial harm or less than substantial harm to the significance and setting of any designated heritage assets.

11 and 11a View Road Heritage Statement (February 2023)

Paragraph 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.

The impact of the proposals has been assessed in conjunction with the effects on the character, distinctiveness and significance of the surrounding historic environment. The proposed replacement building will represent an appropriate traditional approach respecting the townscape context of View Road and the character and appearance of the wider Bishops Sub-Area. The proposed building would present no increase in bulk, scale and mass to the street frontage and will provide a more architecturally literate and interesting elevational treatment than the existing front elevation whilst using the same traditional palette of materials. The retention of the landscaping within the front garden would sustain the townscape contribution of the subject site on View Road. The slight increase in depth to the rear will not harm the setting of the adjacent Grade II listed No. 9 View Road and the expanse of green corridor, which contributes positively to the character and appearance of the Conservation Area will be sustained.

Paragraph 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

This Heritage Statement has assessed the existing building according to latest guidance by Historic England and against a detailed understanding of the local character and context. The assessment found the existing building is not one of the best examples of an unlisted building within the Bishop's Sub-Area; indeed it is an unexceptional example of a suburban house built during a later phase of development likely by local speculative developers using the same design as at least 3 other buildings in the area. It is therefore considered that the subject site makes at best a neutral contribution to the character and appearance of the Bishop's Sub-Area and the Highgate Conservation Area as a whole. By definition therefore, the loss of the existing building will constitute neither substantial nor less than substantial harm.

7.5. National Planning Guidance (PPG)

7.5.1. Revised in July 2019, the PPG is an online guidance resource which is updated continuously.

7.5.2. Paragraph: 002 Reference ID: 18a-002-20190723 - What is meant by the conservation and enhancement of the historic environment?

- *The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. Equally important is the

definition of 'conservation' as the 'active process of maintenance and managing change'. This is implicit in the appropriate within a Conservation Area and within the settings of a number of heritage assets by nature of providing a high-quality contextual new building which will sustain their significance, character and appearance.

7.5.3. **Paragraph: 008 Reference ID: 18a-008-20190723 - How can proposals avoid or minimise harm to the significance of a heritage asset?**

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

Detailed significance and characterization assessments have been undertaken as part of this application and their findings incorporated into the scheme. Visual inspection of the existing building and its context informed constraints and opportunities and there was a conscious effort to minimize the impact of the proposed works upon the character and appearance of the Conservation Area and the settings of nearby heritage assets.

8.0. CONCLUSION

- 8.1. The proposals have been designed to cause no harm to the character and appearance of the Highgate Conservation Area (Bishops Sub-Area) and to the settings of any other nearby heritage assets. This Heritage Statement has provided a detailed response to the pre-application advice in relation to the heritage interest of the existing building and its contribution to the character and appearance of the Conservation Area. The existing building is neither statutorily listed nor locally listed and is not therefore considered to be a heritage asset. It is considered to possess low architectural and historic interest; the building is a typical and unexceptional example of 1920s suburban architecture likely by a firm of local speculative builders, which has been subject to previous detrimental alterations.
- 8.2. An assessment of the impact of the proposals concludes there would be a **minimal to negligible and neutral to positive impact on the character and appearance of the Highgate Conservation Area (the Bishops Sub-Area), and on the settings of nearby statutorily and locally listed buildings – in particular Nos. 7 and 9 View Road**. The traditional and contextual design, detailing and materiality of the proposed replacement building are considered to sustain the character and appearance of the Conservation Area and the significance and settings of other nearby heritage assets. Whilst there will be virtually no discernible material change in limited views from the street, the proposals offer the opportunity for enhancement by the provision of more architecturally literate front and rear elevations. The proposals remove negative additions to the existing building that have been included over time and which are unsympathetic; thus the proposals seek to sensitively redevelop the site, removing negative elements which detract and so not only preserve but also enhance the character and appearance of the Conservation Area. **The proposals are considered therefore to cause no harm to the significance of any heritage assets.**

- 8.3. This Heritage Statement has been written in accordance with the latest Historic England Guidance, particularly relating to the structure and content of assessments of heritage significance (October 2019). The impact assessment evaluated the proposals according to the ten characteristics of the Government's National Design Guide (January 2021), in particular Characteristics 1 (context), 2 (identity), and 3 (built form). The proposed scheme has also been assessed against the eight principles of the *Building in Context Toolkit*. The proposed replacement building is considered to respond positively to its location on View Road and the wider townscape context of the Bishops Sub-Area. The height, scale, bulk and mass of the proposed building will match that of the existing building (reduced to the side elevation towards No. 13), whilst the articulation of the elevations with traditional more architecturally literate detailing will provide enhanced contextual architectural and visual interest. The proposed replacement is considered to sustain the coherent and distinctive identity of the Bishops Sub-Area and the townscape of View Road.
- 8.4. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the identified heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 194 of the NPPF.
- 8.5. The proposal is considered to sustain and enhance an appreciation and understanding of the character and appearance of the Conservation Area and the settings of nearby heritage assets by sustaining and enhancing those elements that have been identified as contributing positively to its special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: NATIONAL GUIDANCE (*THE SETTING OF HERITAGE ASSETS*, DECEMBER 2017)

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset’s intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

APPENDIX 2: NATIONAL DESIGN GUIDE CHARACTERISTICS (EXCERPTS)

1. Context is the location of the development and the attributes of its immediate, local and regional surroundings.

C1 Understand and relate well to the site, its local and wider context

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;
- landform, topography, geography and ground conditions;
- landscape character, drainage and flood risk, biodiversity and ecology;
- access, movement and accessibility;
- environment – including landscape and visual impact, microclimate, flood risk, noise, air and water quality;
- views inwards and outwards;
- the pattern of uses and activities, including community facilities and local services; and
- how it functions.

Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale;
- the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development.

C2 Value heritage, local history and culture

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.

Well-designed places and buildings are influenced positively by:

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;
- the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
- the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details

2. The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.

I1 Respond to existing local character and identity

Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.

Well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form;
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area – see Context .

This includes considering:

- the composition of street scenes, individual buildings and their elements;
- the height, scale, massing and relationships between buildings;
- views, vistas and landmarks;
- the scale and proportions of buildings;
- façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;
- the scale and proportions of streets and spaces;
- hard landscape and street furniture;
- soft landscape, landscape setting and backdrop;
- nature and wildlife, including water;
- light, shade, sunshine and shadows; and
- colours, textures, shapes and patterns.

I2 Well-designed, high quality and attractive

Well-designed places contribute to local distinctiveness. This may include:

- adopting typical building forms, features, materials and details of an area;
- drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
- using local building, landscape or topographical features, materials or planting types;
- introducing built form and appearance that adds new character and difference to places;
- creating a positive and coherent identity that residents and local communities can identify with.

I3 Create character and identity

Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape. In this way, it creates a coherent identity that everyone can identify with, including all residents and local communities.

3. Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics.

B1 Compact form of development

Compact forms of development bring people together to support local public transport, facilities and local services. They make destinations easily accessible by walking or cycling wherever this is practical. This helps to reduce dependency upon the private car.

Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context. The appropriate density will result from the context, accessibility, the proposed building types, form and character of the development.

B2 Appropriate building types and forms

Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy. They also adopt strategies for parking and amenity that support the overall quality of the place.

The built form of well-designed places relates well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;
- the lifestyles of occupants and other users; and
- resource efficiency, climate change mitigation and adaptation.

Built form defines a pattern of streets and development blocks. Streets are places for people as well as for movement. Street types will depend on:

- their width, relating to their use;
- the height of buildings around them, the relationship with street width, and the sense of enclosure that results;
- how built up they are along their length, and the structure of blocks and routes that this creates;
- the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking and active frontages at ground level; and
- establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

APPENDIX 3: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context**™ published by English Heritage and CABI in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.

APPENDIX 4: PRE-APPLICATION ADVICE

PRE-APPLICATION ADVICE NOTE - PRE/2022/0026



Date of meeting: 1st meeting/ online - 18/02/22 & 2nd meeting/ online -23/09/22.

Site Address: 11 View Road, London, N6 4DJ

Proposal: Use of No.11 and 11A View Road as a single family dwelling along with a two storey rear extension and alterations at roof level and to the front elevation

Attendees:

Matthew Gunning - Team Leader Planning
Toby Williams – Assistant Planner
Elisabetta Tonazzi – Principal Conservation Officer
Jo Maudsley - Charlton Brown Architects
Martina Lucchese - Charlton Brown Architects
Alex Walker-Robson – MRPP
Jessica Ferguson - MRPP
Dorian Crone – Heritage Consultant

1. RELEVANT PLANNING HISTORY

There have been several recent applications for this site:

11 View Road

- HGY/1995/1012 - Conservation Area Consent for demolition of existing rear bay window and part ground floor rear wall to facilitate the erection of ground floor rear conservatory extension – Approved 14/11/1995
- HGY/1995/1013 - Erection of ground floor rear conservatory extension - Approved 14/11/1995.
- HGY/1991/0928 - Erection of ground floor rear conservatory – Refused 11/2/1992.
- OLD/1985/1556 - Reconstruction of existing garage and conservatory to form new garage and utility room and construction of new bathroom at 1st floor level. – Approved 11/11/1985.
- OLD/1956/0728 - Conversion into 2 self-contained maisonettes and new garage. – Approved 25/4/1956.

11a View Road

- None

2. RELEVANT PLANNING POLICY

National Planning Policy Framework (2021);
London Plan (2021);
Haringey's Local Plan Strategic Policies (2017);
Development Management DPD (2017); and
Highgate Neighbourhood Plan (2017).

3. COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by Officers in response to the plans/ revised plans and supporting information prepared and the pre-application meetings that took place.

Principle of development – Merging of No 11 & 11a

1. It's accepted the properties forming No 11 & 11a were originally constructed as a large single family dwelling house sitting within a large site and that the pre-application site here does not fall within a Family Housing Protection Zone, as per policy DM16 of the local plan, which seeks to protect existing housing stock. It is also acknowledged that the reinstatement of the building and site here back to a large single dwelling typology will help to reinforce the overall character of this street and protect the character and appearance of the conservation area.
2. In terms of the principle of demolition of the existing and rebuilding/ new floorspace, Policy H8 of the London Plan (2021) requires that the loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. This criterion would be met here.

Extending into the site

3. Officers accept that adjustments made to the rear reduce the bulk and mass of the scheme and give a simpler and more vernacular form and appearance to this elevation and that a large area of garden beyond would be retained.
4. It is also noted that the building at No 13 sits and extends further back into its plot and that the visibility of the additional bulk to the rear would have more limited consequences for the site. However, this does not alter the reasoning with regards to harm that would arise in relation to the entire demolition of the existing property and its consequences for the character and appearance to this part of the conservation area, as discussed below.

Heritage & Principle of demolition

No 11 View Road

5. The property is a 1920s house located within the Highgate Conservation Area, where View Road links North Hill with Denewood Road. View Road was largely

built up in the late 1890s and the early 1900s and this is reflected in the surviving houses of that period; mainly detached two-storey red-brick 'freestyle' villas.

6. Later development saw well designed groups of smaller houses that complemented the scale and character of the road, but a growing trend has seen the demolition of existing buildings and their replacement by larger and more visually assertive new houses, generally with a negative effect on the character of the area.

Significance

7. No 11 has been deemed to be a neutral contributor to the character of the Conservation Area strictly due to the limited quality of its architectural composition, but it is likely to be one of the original houses on the road, and it is representative of the original pattern of development, townscape and character of this Conservation Area, where many of the original houses have been regrettably lost over the years to often make room for architecturally incongruous and over-scaled new buildings. It is also adjacent to and forms part of the original setting of the grade II listed property at No 9 View road which concludes a significant sequence of historic houses sharing a similar style and use of materials. It is therefore considered that this building bears a prevailing degree of local historic and townscape interest with a limited local architectural interest.
8. Considering these considerations, it is not possible to agree with the assessment included in the applicant's Heritage Statement which attributes low historic interest to the house at No 11 View Road and no significance in relation to the character and appearance of the Bishops Sub-Area of Highgate Conservation Area.
9. It is difficult to understand how the Heritage Statement reaches these conclusions after it states that consideration has been given to the historical development of the local area, probably only focusing on the building types and materials of the key buildings that have been considered to contribute to the special character of the area.
10. Also, the applicant's Heritage Statement quite controversially acknowledges at page 6 that demolition and rebuilding in this area, during the later 20th and early 21st century has meant there is little uniformity in design and details, thus acknowledging erosion of character, but it also acknowledges that nonetheless, most of the existing buildings contribute to the homogenous character and coherence of the Sub-Area, including the recent replacement buildings.
11. Provided that not all recent replacement buildings inoffensively blend-in with and unveil the historic character of the Conservation Area, and considered that

recent buildings do not have any heritage significance and are not comparable or equivalent, in heritage conservation terms, to the original buildings they have replaced, the Heritage Statement substantially acknowledges that demolition and rebuilding of original houses has caused harm to the Conservation Area and that those original buildings which still survive, contribute to the homogenous character and coherence of the area. It is therefore even more difficult to understand why this original building would be irrelevant and why an unnecessary replacement of an original building, as proposed in this instance, should be by any means beneficial to the Conservation Area.

12. The house at No 11 appears very consistent with the surviving, original architectural character of this stretch of the Conservation Area and it also seems in reasonably good condition as viewed from the street. The visible age, style, materials, and scale of this original building all contribute to the experience and legibility of the pattern of development, urban evolution, and historic character of this stretch of the Conservation Area.
13. For these reasons it would be appropriate to consider how to manage change within and around this historic building starting with opportunities to conserve it in a manner appropriate to its significance as required in paragraph 189 of the NPPF.
14. The conservation-led approach to development proposals within heritage setting, should be aimed at bringing change to the delicate balance and irreplaceable historic built environment of the Conservation Area, by exploring opportunities for retention, refurbishment, remodelling and extensions of original buildings such as the house at No 11 View Road. The retention and, where possible the enhancement, of original buildings should be the starting point of an exhaustive design exploration aimed at accommodating contemporary needs and uses within historic buildings and places.

Comment on the Townscape and Visual Impact Assessment

15. The applicant's TVIA states that the character and grain of View Road is more varied than many of the other streets within the Bishops Sub-Area, as likely result of the protracted development of the plots from the early to mid-20th century and the variation in the size of the original plots. This variety forms part of the historic development of View Road which happened within a limited time frame in the first half of 1900s and this historic variety does not justify by any means loss of original buildings or their interchangeability with contemporary buildings.
16. Also, worth noting that the TVIA acknowledges the high sensitivity to change of the townscape of the Conservation Area, and this sensitivity is dictated by the established, original, distinctive features and forms of the historic environment.

17. Being a visual assessment the TVIA quite understandably focuses on townscape and design considerations such as scale, height, mass, orientation, palette of materials and landscaping. This is described by the applicant as an assessment based on the impact of the proposed development on the aesthetic and perceptual aspects of the townscape and its distinctive character, and how observers may be affected by any changes in the content and character of the views.
18. The TVIA states that the replacement building will only introduce minimal changes to the appearance and form of the site, when compared to the existing, and the proposed building will present a traditional idiom design reflecting the “free style” of architecture which characterises the existing building and the wider Bishops Sub-Area. The main ridgeline and that of the lower east element match the existing building, whilst the proposed traditional palette of materials comprises red brickwork, tile hanging and a clay tiled roof to sustain the “free style” appearance of the building. These are all design and aesthetic considerations that anyway do not address the loss of historic value, historic fabric and the craftsmanship embodied in the existing building.
19. Again, if the existing building is characteristic of the Conservation Area, as stated in the TVIA, in principle it should be retained, and it is unclear what is the compelling need to demolish it as well as it is unclear what public benefit would deliver this loss of an original building in a Conservation Area. The proposed scheme is not supported by any convincing response to these fundamental questions.
20. It appears that the historic and townscape qualities of property at No 11 are not fully acknowledged and it is instead proposed to demolish the existing building to erect a two storey building that would try to imitate to many extents the façade composition and architectural language of the existing, this reinforces the impression of a sound awareness that the existing building contributes to some degrees to the character and appearance of this stretch of the CA, if it is felt that its appearance needs to be replicated to try and maintain the urban composition of the street frontage and the townscape quality of the Conservation Area along View Road.
21. It should be considered that a full replacement of property at No 11, although very similar to the original, would inevitably lead to loss of historic fabric and historic character and this without any attempt to retain the original house and without alternative options aimed at retaining and reinforcing the architectural and historic qualities of the original house having been first explored.
22. As it stands this proposal seems to ignore the historic interest of the property at No 11 View Road as part of the historic interest of its Conservation Area.

Effects and conclusion

23. The great weight that should be given to the conservation of heritage assets, as per paragraph 199 of the NPPF, in this case house at No 11 View Road and its Conservation Area, requires, as expressed in paragraph 195 of the NPPF, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
24. The conservation of heritage assets and the conservation of their significance, no matter their designation status or their level of heritage value, is therefore foundational and should constitute the starting point of any proposal to bring change within and around heritage assets and their historic environment.
25. The NPPF rests on the assumptions that heritage assets are unique, irreplaceable and should be conserved, and indeed requires to all parties a sufficient understanding of significance of all types of assets involved, as expressed in paragraphs 194 and 195 of the NPPF, and clear and convincing justification for any harm to or loss of significance to designated heritage assets as per the NPPF paragraph 200, but also a careful weighing of harm versus public benefits and optimum viable use for both designated and non-designated heritage assets as per NPPF paragraphs 202 and 203.
26. It is, again, not possible to agree with the conclusions that the loss of the original building will cause no harm to the significance of any heritage assets, whereas the erection of an imitative building, yet much larger and bulkier than the existing house, will have a neutral to positive impact on the character and appearance of the Conservation Area and a negligible and neutral impact on the settings of nearby heritage assets
27. The loss of a relatively well-preserved original house, forming part of a sequence of architecturally diverse historic houses that still survive and characterise the northern side of View Road, in a Conservation Area context that has been largely eroded by loss of original buildings and insensitive boundary treatment alterations, especially on the south side of View Road, would only repeat and consolidate past mistakes and would have a negative impact on the historic character, integrity and authenticity of the Conservation Area and, although this would lead to a low level of less than substantial harm, it should be considered that any level of harm to heritage assets is undesirable in principle, and the test outlined at paragraph 202 of the NPPF should apply.

Transport & parking

28. From the Transportation perspective, this is a very small development with only an uplift of one bedroom within the new dwellinghouse. Therefore, there will be no impact as such in Transportation terms. The only real observations are that changes to the boundary wall and driveway access are referred to, and there appears to be no cycle parking referenced on any of the drawings.

29. With respect to the boundary wall changes, there will need to be a dimensioned drawing submitted clearly showing the proposed change and width, and dimensions of the hardstanding/driveway within the site. The applicant should ensure the requirements of Haringey's crossover details are adhered to.

https://www.haringey.gov.uk/sites/haringeygovuk/files/vehicle_crossover_guidelines.pdf

30. A minimum of two cycle parking spaces will be required to meet London Plan standards, and full dimensional details will be required along with the system intended for use (manufacturer's installation specification). The cycle parking should be weatherproof and secure and easy to use.

Energy & Sustainability

31. The London Plan contains detailed policies relating to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Similarly, DPD Policy DM21 requires proposals to implement sustainable design, layout and construction techniques. In order to meet these requirements, an Energy/Sustainability Statement should be provided with any future planning application.

Tree & landscaping

32. It is important that a large area of soft landscaping in the front garden be kept with any scheme for the redevelopment of this site. Any works to the trees on site should be highlighted within a landscaping design and included in an arboricultural impact assessment. Lastly, a full application would need to be supported by a tree survey and tree protection plan.

4. INFORMATION REQUIRED FOR THE PLANNING APPLICATION

The following information will be required for registration of the planning application in respect of this site.

1. Standard application form (three copies plus original unless submitted electronically)
2. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant

3. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
4. Ownership certificate and notices
5. Fee
6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'streetscene elevation' showing the relationship with the neighbouring buildings. **Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.**
7. Design & Access Statement
8. Heritage Statement/ Townscape Visual Impact Assessment
9. Energy Statement
10. Arboricultural survey and impact assessment and Tree protection plan (if any works carried out on trees or trees are being removed)
11. Landscaping Plan
12. Planning Statement
13. CIL liability form

Without Prejudice

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.