



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2023/0043
Date: 01/03/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 28 Lancaster Road, Hornsey, London, N4 4PR

Built Heritage Advice pertaining to an application for: erection of a single storey rear extension and infill.

The proposal site is part of a late 19th Century terrace within the Stroud Green Conservation Area. The development along Lancaster Road mostly comprises three storey similar terraced houses on both sides, and it is representative of the domestic architecture of the 19th Century in Stroud Green and positively contributes to the character and appearance of the Conservation Area. The proposal site is a three storey house with bays to the ground floor and recessed entrance. The three-storey rear range is likely to be original, however it has been extended with a rear one storey addition at some point in the recent past.

It is noted that the applicant has not provided sufficient information regarding the significance of the heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance, a requirement set out in Paragraph 194 of the NPPF.

As the property has already been extended in the past, the proposed extension would represent an overdevelopment of this site. However, it is noted that:

- the proposed development would not be visible from the highway and that the intervisibility between the site and the adjoining properties is very limited;
- In terms of scale, the proposed infill extension could still be considered subservient in scale and design to the original building, providing that this is stepped back from the side elevation of the host building by at least 250mm;
- In terms of design, there are concerns about the size and proportions of the rear window to the lean-to extension which appears out of scale compared to both the existing windows and the proposed rear glazed doors. As the lean-to already benefits from natural light from the glass roof above, I advise this window is preferably removed or, alternatively, resized.



In its current iteration, the proposed extension fails to make a positive contribution to local character and distinctiveness, as set out in Paragraph 197c of the NPPF. However, should the proposal be revised, there would be no objection to this application, subject to the following conditions:

- Prior to commencement of above ground works/installation, a schedule of all external finish materials, including hardstanding if required, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such;
- Prior to installation, a schedule of drawings that show details of all proposed windows, doors and rooflights in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such;
- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Yours sincerely,

Luciana Rigano RIBA ARB
Built Heritage Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter