



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2023/0264
Date: 23/03/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 5 Fairfield Road, Hornsey, London.

Built Heritage Advice pertaining to an application for: Erection of two storey rear extension (following demolition of existing outrigger), partial excavation to rear, installation of 1no. side dormer and 2no. rear dormers, installation of 3no. front rooflights, installation of new side windows, replacement windows throughout and works to the front of the site, including new walls, railings and refuse store (amendments to previously approved: HGY/2021/3588).

The proposed development site (the Site) is located within Sub Area 4 (Weston Park to Cecile Park) of the Crouch End Conservation Area.

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

Furthermore, Paragraph 199 of the National Planning Policy Framework (NPPF) states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

In February 2022 planning permission was granted for 'Part two storey, part single storey rear extension (following demolition of existing outrigger); associated upper ground roof terrace and external stairs; partial excavation to rear and rear terrace; 1 x side and 2 x rear dormers; installation of 3 x front rooflights; installation of lower ground floor and second floor side windows; replacement windows throughout; alteration to front and rear surface and steps; installation of black painted wrought iron railing to front steps; and erection of refuse store in front garden.' (HGY/2021/3588). This remains extant and so the following comments relate to any proposals which depart from the consented scheme.



There are no objections to the proposals however it is recommended that the following condition, or similar, be attached to any decision notice issued:

- The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Yours sincerely,

Samantha Pace BA (Hons) MSc IHBC
Historic Environment Team
Place Services

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