



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2023/0131
Date: 27/03/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 17 Holmesdale Road, Hornsey, London, N6 5TH

Built Heritage Advice pertaining to an application for: Existing roof to be converted into a habitable living area. Raising of roof ridge.

The proposed development site (the Site) is located within Sub Area 4 (Miltons) of the Highgate Conservation Area.

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

Insufficient information has been provided regarding the special interest of the designated heritage asset, or the contribution the Site makes to that special interest and significance. Any scheme which has the potential to affect the significance of a heritage asset should be informed by an adequate heritage baseline/statement of significance. This is a requirement of the NPPF and is also good practice to ensure a high-quality scheme is realised.

Paragraph 194 of the NPPF states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The following publications and advice notes from Historic England are useful guidance in producing Heritage Statements/Statements of Significance:

- Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition)
- Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets – (Second Edition)
- Historic Environment Good Practice Advice in Planning 12: Statements of Heritage Significance

Notwithstanding the absence of a statement of significance, the Highgate Conservation Area Appraisal and Management Plan (CAAMP) provides commentary on the Site and this part of the conservation area:

Holmesdale Road runs between Northwood Road and Archway Road, passing Orchard Road to the east. Many of the buildings have small plaques which show a name and the date of construction, and it is clear from this that the current street scene has built up over a long period of time.

The west side, nos. 1 to 15, has a long terrace, mainly of red brick two storey cottage trimmed with dentil cornices and canted bays at ground floor. Almost all the houses retain the original panel doors and stained glass fanlights. No. 17 was originally a shop but has been converted into a house. It is wider than the other houses and retains the original shop surround at ground floor.

The Site is considered to make a positive contribution to the Highgate Conservation Area.

There are concerns regarding the proposal to raise the ridge height of the existing roof. The proposals would result in a roof which is taller than the first floor, adversely impacting the existing architectural composition of the Site. It would also result in the ridge height being disproportionately close to the flaunching and dentil course of the existing chimneystack. Raising the ridge height would, therefore, have an adverse visual impact on the Site.

There are also concerns regarding the proposed rooflights to the street-facing roof slope; rooflights are incongruous features within historic streetscapes and are not considered acceptable in conservation areas. Whilst it is acknowledged that there is a precedent for rooflights within the immediate environs of the Site, it is incumbent upon local planning authorities to ensure that negative or intrusive features within conservation areas do not become prevalent, thereby failing to preserve or enhance the character and appearance of the conservation area, contrary to Paragraph 206 of the NPPF.

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

NPPF. Consequently, the proposals fail to preserve or enhance the character and appearance of the Highgate Conservation Area, contrary to Paragraph 206 of the NPPF.

There may be potential to extend the ridge and alter the angles of the hips to create additional space, but the ridge height should not exceed the existing. There are no objections to the principle of a rear dormer, subject to scale, design and materiality.

It is not possible to support the proposals as they are in conflict with Paragraphs 194, 199, 200, 202, and 206 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

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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