



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2023/0907
Date: 22/06/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Flat A, 57 Hillfield Park, Hornsey, London, N10 3QU

Built Heritage Advice pertaining to an application for the construction of half side infill and, small excavation of cellar, addition of lightwell to basement to create habitable spaces.

The proposal site is an early 20th century two-storey mid-terraced property on the eastern side of Hillfield Park, within the Muswell Hill Conservation Area. The area is mostly residential and verdant in character, with trees and leafy small front gardens dominating the views and providing an important unifying element along the frontage. The appearance of the houses, mostly two storey red brick terraces, is homogeneous along the street scape, due to similar scale, use of materials, consistent fenestration and door details and repeated features such as gables, bays, chimneys and porches. The proposal site can therefore be considered a positive contributor to the character and appearance of the Conservation Area.

The proposed front lightwell and the insertion of three new windows to the lower ground floor front bay would alter the continuity and homogeneous appearance of the historic terrace and is overall not considered to preserve the character and appearance of the Conservation Area contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The harm to the significance of the Conservation Area is at the low end of 'less than substantial' and paragraph 202 of the NPPF is relevant.

A site visit verified that similar alterations to the front garden have been carried out on at least three properties, including no61 within the adjoining pair of houses, and other similar proposals have recently been approved. Moreover, the existing brick boundary walls with tall hedges and mature planting often provides sufficient screening to the lower ground floor elevations, preventing the view of the front gardens and lightwells from the public road and retaining the homogeneous character of the street scape which contributes to the character and appearance of the Conservation Area.

The proposed alterations would therefore have a minimal impact on the significance of the Conservation Area and would not be considered incongruous within the street scene, providing that visual mitigation is provided in the form of additional planting to the front garden, to permanently be retained as approved.



Proposed internal alterations, infill side extension and new glazed doors to the rear elevation are not considered to have any adverse impact on the character and appearance of the Conservation Area.

Were permission to be granted, I advise the following conditions are included:

- Prior to installation, a schedule of drawings that show details of all proposed windows and doors, 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.

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