

HERITAGE STATEMENT

Property Address: 6 Hardy Passage, London, N22 5NZ

Proposed Development: Erection of mansard roof to convert front 1st floor flat from a 1 person flat to a 4 person maisonette.

March 2023

1.0 INTRODUCTION

1.1 This Heritage Statement is submitted on behalf of the applicant in respect of a planning application for the “*Erection of mansard roof extension to convert front 1st floor flat from a 1 person flat to a 4 person maisonette*” at 6 Hardy Passage, Wood Green, N22 5NZ. This Heritage Statement also seeks to address the concerns raised from the previously withdrawn application (App Ref: HGY/2021/3544¹). The Heritage Statement should be read in conjunction with the accompanying Design and Access Statement.

1.2 This Statement comprises:

- A description of the site; and
- A summary of relevant planning policy.
- A review of the site seeking to address the concerns raised in relation to massing and scale and impacts on the nearby Grade II Listed Wood Green Underground Station.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 6 Hardy Passage currently comprises 4 no 1 bedroom flats. The site lies within Flood Zone 1 and is not at risk of Flooding. The site is not listed and does not lie within a Conservation Area.

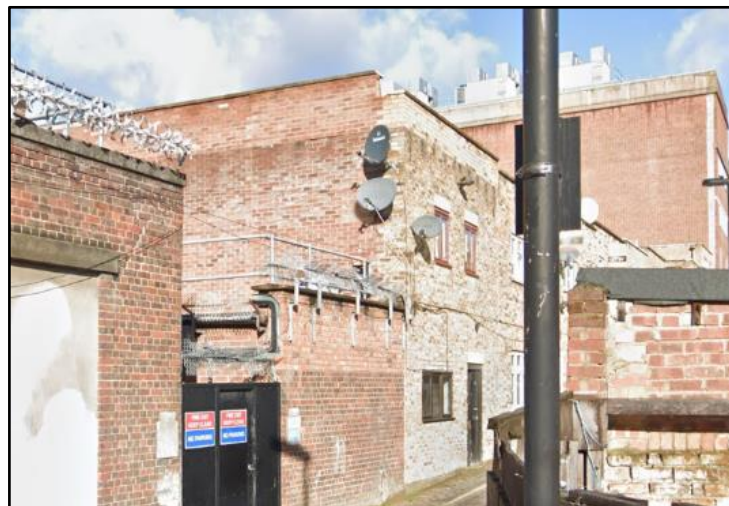


Figure 1: Front Façade of 6 Hardy Passage

¹ [Planning Application: HGY/2021/3544 \(haringey.gov.uk\)](https://www.haringey.gov.uk/planning-applications/HGY/2021/3544)

3.0 PROPOSED DEVELOPMENT

3.1 This application seeks planning permission for a mansard roof extension on the top floor in order to allow for the 1 person flat to be enlarged to become a 4 person maisonette. The proposed extension will be 5.6m high and comprise Brickwork to match existing and double glazed UPVC windows. Further details on the design and layout can be found in the Design and Access Statement.

4.0 PLANNING HISTORY

4.1 There have been two planning application on site as follows:

App Ref	Development Description	Decision Date
HGY/2009/0010 ¹	Erection of mansard roof to create 1 x studio self-contained flat.	Refused 10 th February 2009
HGY/2021/3544	Erection of mansard roof to convert front 1st floor flat from a 1 person flat to a 4-person maisonette.	Withdrawn 6 th April 2022

4.2 The 2009 application was refused on the grounds that “*the proposal would set an unwanted precedent in an area characterised by two-storeys*”. Since this refusal, there have been other Roof extension approved in the area, including at 212-214 High Street for example. Furthermore, the proposed Mansard Roof Extension in this planning application is smaller in scale than the 2009 submission, as well as other amendments in the design which are considered an improvement compared to the 2009 scheme.

4.3 The 2021 application was withdrawn due to the case officer recommending refusal on three grounds as follows, as the case officer made recommendations for refusal as follows:

1. Impact on the amenity of neighbouring properties
2. Uncharacteristic massing and scale and;
3. Impact on the nearby Grade II listed building.

4.4 This Heritage statement will seek to address the second and third reasons.

Local Precedent

4.5 An extension at 212-214 High Street was granted planning permission in 2014 (Application Reference HGY/2014/1267²) for the conversion of 2 split level maisonettes into 4 self-contained flats.

¹ [Planning Application: HGY/2009/0010 \(haringey.gov.uk\)](https://www.haringey.gov.uk/planning-applications/2009/0010)

² [Planning Application: HGY/2014/1267 \(haringey.gov.uk\)](https://www.haringey.gov.uk/planning-applications/2014/1267)

also included a variation of a 2012 permission (HGY/2012/2293) to increase the height of an extension (HGY/2014/0446). This raised the height of the extension by 1.55m to 7.27m and was completed in March 2015.

4.6 The property is located 30m to the north of the application site. The Conservation Officer raised no objections to this extension, despite this being 1.6m higher than the proposed Mansard Roof Extension. The case officer stated the following in their committee report:

“The rear of the upper floor flats front the High Road are not considered to be discernibly harmed with regards to loss of outlook, loss of daylight/sunlight, increased sense of enclosure of overlooking from neighbours from what is currently occurring on site or from what would occur were the extension to 214 High Road were built 1.55m lower (as per the previously approved plans). Overall, the proposal is not considered to have a discernibly different impact on the amenities of immediate neighbours to what was previously approved with regards to loss of outlook, loss of daylight/sunlight, increased sense of enclosure of overlooking from neighbours. The proposal is therefore considered to be acceptable”.

4.7 The case officer therefore raised no objections to this extension, despite this being 1.6m taller than the proposed Mansard Roof extension and in a more prominent position on the hill (as shown in Figure 3). Furthermore, the approved extension at 212-214 High Street was of a flat roof style and not set back, whereas the proposed extension is a Mansard roof style which is considered to have less of an impact on the setting of the listed building than the approval at 212-214 High Street.

5.0 HERITAGE STATEMENT

Reason 2 – Uncharacteristic Massing and Scale

5.1 In regard to the massing and scale, there have been many examples of larger extensions which are considered to have less architectural merit than the Mansard Roof Extension which is proposed as part of this application. As highlighted above, the extension at 212-214 High Street was of a much larger scale than that which is proposed. The extension at 212-214 High Street covered a total area of approximately 170m², whereas the proposed extension measures 46.7m². Despite this

5.2 There are also many examples of rear dormers along Berners Road to the east of the site which have been approved. These are located as follows:

Application Ref	Proposal	Site Address
HGY/2015/0419	Formation of loft conversion with three skylights at front	19 Berners Road
HGY/1999/1292	Erection of rear dormer window to facilitate a loft conversion.	11 Berners Road
HGY/1998/1038	Certificate of lawful development for the erection of a rear dormer window.	7 Berners Road
HGY/2020/2913	Certificate of lawfulness for erection of a rear dormer and roof extension including the insertion of 2 front rooflights and Juliet balcony.	21 Berners Road
HGY/2020/0693	Certificate of lawfulness; proposed formation of rear dormer and outrigger dormer with insertion of three roof lights.	13 Berners Road
HGY/2018/2481	Certificate of lawfulness for the formation of rear dormer extensions, and insertion of 2 x rooflights to the front roof slope.	25 Berners Road
HGY/2017/2792	Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion	25 Berners Road

5.3 These dormer extensions are considered to be in as a prominent position than the proposed Mansard Roof Extension.

Reason 3 – Impact on nearby Grade II Listed Buildings

5.4 The Grade II Listed Building to which the previous reason for refusal refers to is Wood Green Underground Station¹. This was granted Grade II Listed status in 2011. The front elevation of Wood Green Station is shown in Figure 3 of this Heritage Statement.

5.5 It is considered that the proposed Mansard Roof Extension does not affect the setting or visual appearance of the Listed Building. Firstly, the Mansard Roof Extension has been set back from the rear elevation by 2.096m at it closest point to the rear elevation, with a further indentation of 3.396m at the point of 6 Hardy Passage closest to Wood Green Underground Station. This is to provide additional assurances that the Mansard Roof Extension would not be seen from Wood Green Underground Station

¹ [Wood Green Underground Station, Non Civil Parish - 1401120 | Historic England](#)

5.6 Secondly, the separation distance between the property and High Road is between 6.5m and 7.5m. As can be seen in Figure 3 below, even if the extension were not to be set back, it would not be visible from street level at Wood Green Underground Station.

5.7 Figure 2 below shows that the proposed extension is the same height as the lower part of the gable end of 196 High Road. As can be seen in Figure 3 below, the setback position of the extension will ensure that it is not visible when viewed from High Road. It can be seen in Figure 3 that when viewed from High Road, the eastern gable end of 196 High Road located furthest away from High Road is level with the roof of Wood Green Underground Station. Therefore the Mansard Roof extension would not be seen from High Street, regardless of the setting back of the extension.

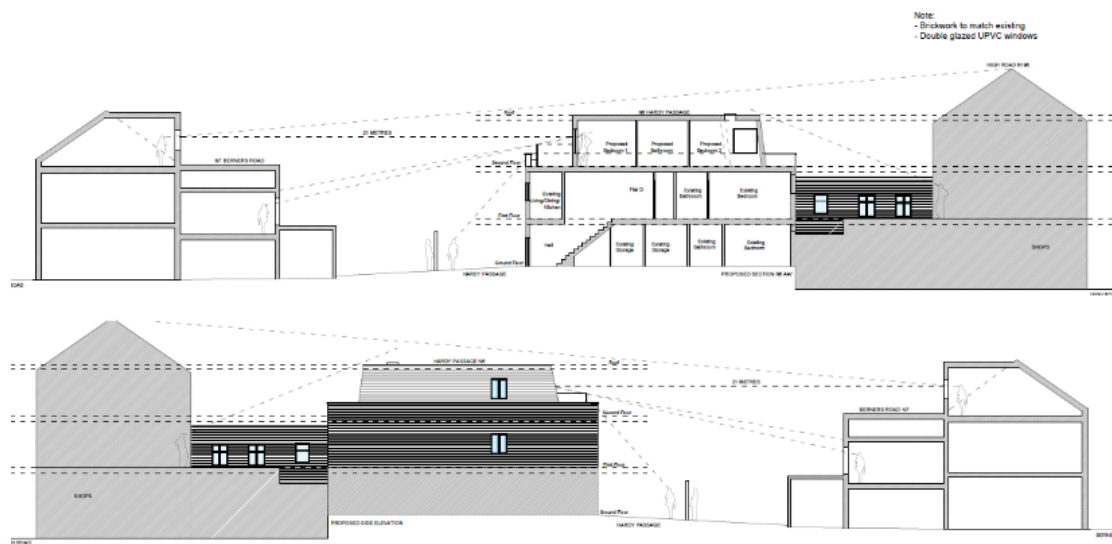


Figure 2: Side Elevation of 6 Hardy Passage. This shows that the extension height is the same as the lower gable end of 196 High Street and lower than the roof height of the properties along Berners Road.



Figure 3: Front view of Wood Green Underground Station. Note that the proposed Mansard Roof Extension would not be visible from Street Level. Also note 212-214 High Street (circled in yellow) and its more prominent and elevated position on the road, with the extension being dominant on top of the hill compared to the proposal. Also note the level viewpoint of the gable end of 196 High Road and the station referenced in Paragraph 5.7 above.

5.8 The listing text refers to the front elevation and not the rear elevation to which the rear mansard is affected. The architectural style of the rear elevation of the underground station is poor, with modern concrete infilling of previously occupied garages and barbed wire fences. None of the architectural style at the rear is referenced in the listing text, suggesting this is not of architectural merit. The proposed Mansard extension is considered to be in keeping with the area and will represent an overall visual improvement within the area.

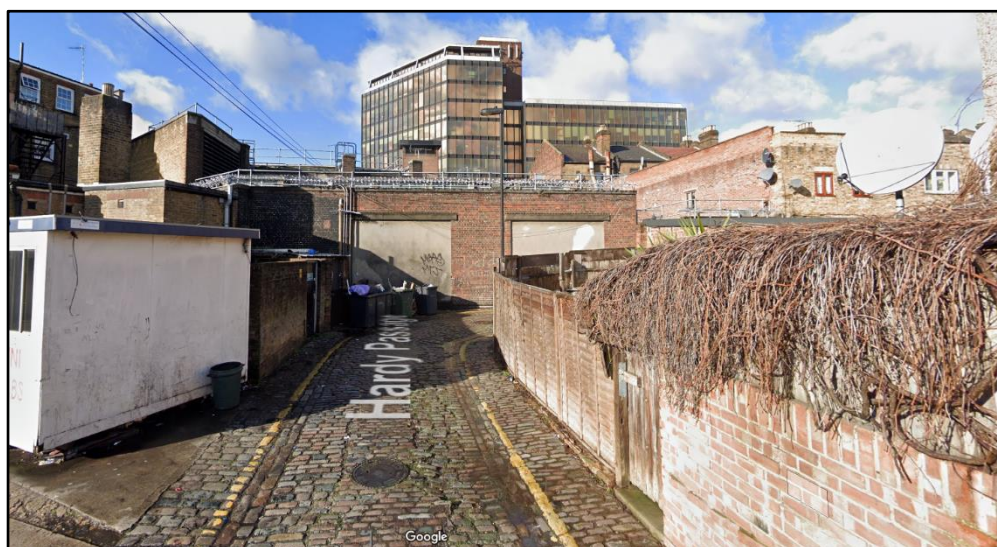


Figure 4: Rear of Wood Green Underground Station showing overall poor condition of the rear elevation.

5.9 As set out in response to reason 2, there have also been a number of rear dormers approved along Berners Road which are located in as prominent position compared to the proposed Mansard Roof Extension as set out in Table 1, which have been approved after Wood Green Underground Station was listed..

6.0 CONCLUSION

6.1 It is considered that the proposal will not impact the setting of the listed building. From a Heritage perspective, the proposed Mansard Extension will not be visible from the front façade at street level without the setting back of the extension from the rear elevation. However, not only has the proposed Mansard Extension been set back, but it has been set back even further from the nearest point of the extension to Wood Treen Underground Station.

6.2 In regards to the unacceptable massing and scale, it is generally considered that the proposed Mansard Roof Extension is modest in scale and is in keeping with the local area. The materials used in the extension will match the existing building.

6.3 Finally, the rear elevation is of a poor architectural quality which is not mentioned in the listed building text, as shown in Figure 4 of this statement. Therefore it is considered that the extension will have no impact on the setting of the rear of the listed building.