

The development site forms the corner of Rawlinson Terrace, a group of locally listed buildings and is located within the Tottenham Green Conservation Area. The conservation area appraisal discusses Rawlinson Terrace as:

*"a row of eight two storey houses built c1881, occupies the site of a Georgian house known as Turner's House. While essentially typical of the area's numerous small late-Victorian terraces, it is distinguished by its quoined window surrounds and a heavy crenelated parapet inset with decorative ironwork. Several houses retain sash windows and original glazed panelled doors. The southernmost house has a simple pilastered Victorian shop front with a splayed corner entrance, probably an original feature, while its neighbour has a modern shop window. Both properties have painted façades and share a continuous modern shop fascia, detracting from the cohesion of the terrace.*

The Victorian shopfront is an original feature of the building and contributes to its significance. The proposals include the removal of the Victorian shopfront and replacing them with uPVC windows.

Page 54 of the conservation area appraisal states that "*Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted.*" Paragraph 3.2.31 also states "*where this change of use [to residential] is considered acceptable shop front features should usually be retained and adapted to suit the new use*". Accordingly, the removal of the Victorian shopfront(s) would be considered to cause harm to the Tottenham Green Conservation Area, and the locally listed building.

Although the design and access statement says that the shop fascia would be stripped back to brickwork this is not what the proposed plan or sections show. Whilst this could be clarified to understand what the impact of the proposals would be, and for the heritage statement to accurately reflect the proposed plans, there are also concerns regarding stripping the building back to its brickwork as if the C19 fascia(s) remain underneath the modern projecting fascia, which appears likely given the retained awning mechanisms which appear to go beneath the modern signage, the original fascia needs to be retained too.

There is no in principle objection to the removal of the modern signage and projecting facias, but the proposed works need to retain the Victorian shop fronts, including the facias, should they remain underneath in line with the conservation area management plan. Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character of the building.

However as the proposals stand they would be considered to cause less than substantial harm to the significance of the Tottenham Green Conservation Area and the locally listed building by removing the original shop front features.