



HERITAGE STATEMENT

‘Ground floor side extension at the rear with new lower ground floor, loft conversion with the addition of a dormer to the front elevation, internal alterations and replacement of the existing windows with timber double glazed windows to match the existing’.

**33 Muswell Hill, Haringey, London N10 3PR
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1. INTRODUCTION

This statement has been produced to accompany the full planning application for a ground floor side extension at the rear, loft conversion with the addition of a dormer to the front elevation, internal alterations and replacement of the existing windows with timber double glazed windows to match the existing, within the conservation area of Rookfield, within London Borough of Haringey.

The site is located on the junction of St. James Lane and Muswell Hill, within the Conservation Area of Rookfield at 33 Muswell Hill in Muswell Hill, Haringey, N10 3PR.

There is a requirement under the National Planning Policy Framework (NPPF) to explain the significance of designated and non-designated heritage assets that will be affected by development proposals. In accordance with paragraph 189 sufficient information must be provided to allow an understanding of this potential impact.

This statement will assess the heritage significance of the Site and the impact development will have upon the significance of all relevant designated or non-designated heritage assets. The statement is informed by historical research, map progression studies and a site inspection. Through this process it is considered that the Rookfield Conservation Area is the only heritage asset that has the potential to be affected by the proposed development.

This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.

2. LEGISLATIVE AND PLANNING POLICY FRAMEWORK

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

1.1 Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 69(1) of the Act requires LPAs to ‘determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas ‘from time to time’.

For development within a conservation area section 72 of the Act requires the decision maker to pay ‘special attention [...] to the desirability of preserving or enhancing the character or appearance of that area’. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

1.2 National Planning Policy

1.2.1 National Planning Policy Framework (2021)

In March 2012 the government published the National Planning Policy Framework (NPPF), the latest version published in 2021, which aims to provide a simple and clear policy framework for the Government’s planning policies. ‘It provides a framework within which locally-prepared plans for housing and other development can be produced’ (NPPF, 2021, 1). Its principle objective is ‘to contribute to the achievement of sustainable development’ (NPPF, 2021, 7) and so there is a presumption in favour of such developments. This involves seeking positive improvements in the quality of the built, natural and historic environment. The overall requirements it places on both the applicant and local planning authorities are much the same as before i.e. to describe the significance of any heritage assets affected by the development, including the contribution made by their setting and the level of potential harm from the development.

Within the planning system a set of 165 core land-use planning principles should underpin plan-making and decision-taking. That relating to the historic environment states that planning should: ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’ (NPPF, 2021, 189).

Section 16 of the NPPF 2021 ‘Conserving and enhancing the historic environment’ provides guidance for planning authorities, property owners and developers. Local planning authorities should require applicants to describe the significance of heritage assets affected by a proposed development scheme, including the 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.

Historic environment is defined by the NPPF as ‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora’. Heritage assets within the historic environment may, on an individual basis, include buildings, monuments, sites, places, areas or

landscapes, if they are considered to have a degree of significance (heritage interest) meriting deliberation in planning decisions. Policies within the NPPF refer to both the treatment of assets themselves and their settings. A setting is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. Historic England has compiled Good Practice Advice Notes in three parts for further guidance.

In summary the key notes set out within the Section 16 of the NPPF are:

- Local Plans should set out to promote a positive strategy for the conservation and enjoyment of the historic environment.
- Paragraph 194: 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.
- Any harm or loss of a heritage asset or in some cases its setting, should require clear and convincing justification.
- The particular significance of any heritage asset that may be affected by the proposals, including effects on their setting, should be assessed. This should be taken into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- Where a heritage asset has suffered deliberate damage or neglect the deteriorated state of it should not be taken into account in any decision.
- In determining planning applications the LPA should take account of the positive contribution that conservation of heritage assets can make and the desirability of the proposed scheme making a positive contribution to local character and distinctiveness.
- When considering the impact of a proposed development on heritage assets, the importance of the asset should be considered when determining the degree of weight to apply to its conservation 'as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets should be exceptional' (NPPF, 2021, 200).
- If substantial harm or loss of significance to a designated heritage asset is likely to occur as a result of a proposed development, the LPA should refuse consent unless there are substantial public benefits or the nature of the heritage assets prevents all reasonable uses of the site or the harm / loss is outweighed by the benefit of bringing the site back into use.

- Paragraph 201: Where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - i. the nature of the heritage asset prevents all reasonable uses of the site; and
 - ii. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - iii. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - iv. the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

LPA's 'should not permit the loss of the whole or part of a heritage asset without taking reasonable steps to ensure the new development will proceed after the loss has occurred' (NPPF, 2021, 204).

- Paragraph 206: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- Paragraph 207: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- Paragraph 208: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

1.2.2 National Guidance - Planning Practice Guidance

The PPG has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

1.3 Local Planning Policy

1.3.1 Strategic Policies 2013 (with alterations 2017)

SP 11: Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall: ▪ Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;

- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

SP 12: Conservation

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall

protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

3. HISTORY OF ROOKFIELD CONSERVATION AREAS

2.1 Introduction and History

The following section will provide an overview of the Site and its historical development. The Site is located within the Rookfield Conservation Area, and its contribution to the significance of this heritage asset will be considered accordingly.

The Rookfield conservation area is situated in Hornsey and Muswell Hill. Before the Hornsey Enclosure Act of 1816, Muswell Hill Common was open common land, allowing it to be used for agriculture with some sparsely scattered buildings. Hornsey was a medieval parish which, until the mid-19th century, comprised a small village along the present High Street, a hamlet at Crouch End and some scattered farms as well as several larger houses. The arrival of the GNR at Hornsey in 1850 and the development of Alexandra Palace in the 1870's provided impetus for new development.

In 1894, before the Rookfield estate had been built, there were already some Victorian terraces and some late Georgian houses on St James Lane, and mostly Victorian terraces in Muswell Hill, as shown in photos below.





In 1899 C J Collins bought 23 acres of land at the foot of Muswell Hill and by 1901 the Rookfield Estate had been planned.

The building of the Rookfield Estate started in 1906 at the northern end of Rookfield Avenue and was the responsibility of Herbert Collins between 1906 and 1911 with a series of asymmetric villas. The building of the estate continued and was completed in 1936.

2.2 Site Assessment & Characteristics

The site is located on the corner of Muswell Hill and St James Lane which forms the north western boundary of the Rookfield Estate. It was designated a conservation area in 1976 and extended in 1991. The Rookfield Conservation Area Appraisal and Management Plan (CAAMP) is currently being drafted. Therefore, Rookfield does not have a current adopted appraisal.

The style of the vast majority of the conservation area is in the arts and crafts style, built in line with garden suburb principles, and which comprises mostly terraced dwellings within a verdant setting of grass verges, hedgerows and mature trees.

There is a harmony in the use of materials and general detailing within the majority of the Rookfield Estate, but despite that unity there is in fact considerable variation in detail.

2.3 Description of the Site

The existing plot is located on 33 Muswell Hill and has a footprint of 404.81m². In the site there is a late Victorian corner semi-detached 5 Bed House.

The house includes front and side bay windows and many ornamental Period features. In addition, there is a Loft, a Cellar under the kitchen and a Rear Garden.

4. DESIGN RESPONSE TO THE CONSERVATION AREA

- The proposed extension lines up with the existing building to reduce its impact and remain subservient to the main building. Additionally, the overall height of the building will not be affected by the extension or the loft conversion. Therefore, the bulk, mass and the height are not considered to be overbearing.
- The proposal involves only minor interventions on the front elevation, facing Muswell Hill, of the building and specifically the replacement of the windows with double-glazed timber framed to match existing ones. All the proposed changes to the fabric of the apartment/building are limited to improvements to the interior, the side facing St James Lane, the lower ground floor and rear of the building.
- The proposed materials are in keeping with the existing building and local context.

5. CONCLUSION

This Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed extension and loft conversion 33 Muswell Hill, Haringey, N10 3PR.

An overview of the history of the development of the Site, and a study of the history of the built heritage assets in its vicinity, has been used to inform the assessment of the impact of the proposals upon the significance of the surrounding built heritage assets.

The proposal will preserve the significance of the conservation area. Through the carefully considered design, the scheme respects the architectural and historical characteristics of the existing and surrounding properties and therefore responds positively to the site and its context.

