Proposed New House

63 Sheldon Avenue Highgate London N6 4NH

Planning Design and Access and Heritage Statement

April 2026

Studio Y2 PARTNERSHIP
Architecture and Planning

1.0 Summary

1.1. This Planning, Design and Access and Heritage Statement has been prepared by Studio Y2 Partnership to support a Planning Application with Demolition in a Conservation Area for the property at 63 Sheldon Avenue, Highgate N6 4NH.

1.2. **This Planning Application is a resubmission of an identical/duplicate application to that granted planning permission on 9 October 2023** (HGY/2022/4099) for *Demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works*

1.3. This Application is, therefore, also for the demolition of the existing 1960s six-bedroom three-storey house and replacing it with a new seven-bedroom three-storey house with basement.

1.4. The proposed new building has been designed to create a new high-quality home more in keeping with the arts and crafts context of the conservation area.

Figure 1 – Location Plan

1.5. This Planning, Design and Access and Heritage Statement sets out the planning and heritage context and the context of the site and surroundings. It goes on to describe the proposals and considers the Design and Access and Heritage issues and impacts relating to the proposals. The Statement should be read with the supporting documents and drawings accompanying this application;

167/002 Existing Block/Landscape Plan
167/011 Existing Ground Floor Plan
167/012 Existing First Floor Plan
167/012 Existing Second Floor Plan
167/014 Existing Roof Plan
167/031 Existing Front Elevation
167/032 Existing Rear Elevation
167/033 Existing Side Elevation
167/033 Existing Side Elevation
167/005C Proposed Block/Landscape Plan
167/015C Proposed Ground Floor Plan
167/016C Proposed First Floor Plan
167/017C Proposed Second Floor Plan
167/018C Proposed Roof Plan
167/025C Proposed Section XX
167/035C Proposed Front Elevation
167/036C Proposed Rear Elevation
167/037C Proposed Side Elevation
167/038C Proposed Side Elevation

Figure 2 – View of front of property

167/038C Proposed Front Elevation Rendered
167/061C Proposed Materials
Energy and Sustainability Assessment
Basement Impact Assessment
Arboricultural Impact and Method Statement
Biodiversity Net Gain Assessment and Calculation

1.6. The Planning Design and Access and Heritage Statement concludes that the new building will preserve and enhance the conservation area. It replaces a 1960s house which has a neutral/negative impact on the conservation area with a building of a similar size, which respects the character of the original conservation area. It also sets a precedent for new buildings to respect the arts and crafts context of the conservation area moving away from the 'classical/Georgian' design of more recent extensions.

1.7. It is also concluded that the proposals do not have a negative impact with respect to the Basement Impact Assessment, Sustainability Assessment, landscape layout and access arrangements and neighbouring amenity.

1.8. The application follows a pre-application meeting held in July 2022.

Figure 3 – View of rear of property from rear garden

2.0 Planning and Heritage Policy Context

2.1 This section provides a review of the relevant heritage and design policies at national, regional and local level.

The National Planning Policy Framework, 2024

2.2 A presumption in favour of Sustainable development is at the heart of the NPPF. Chapter 2 of the NPPF highlights the importance of the planning system in achieving sustainable development, which involves achieving the three overarching objectives of providing an economic benefit, a social benefit and an environmental benefit. For plan making this involves seeking opportunities which meet the developments needs of their area and for decision taking, this means approving development proposals which comply to up-to-date development plans without delay.

2.3 Chapter 11 (Making effective use of land) notes at paragraph 124 that "*planning policies and decisions should promote an effective use of land in meeting the need for homes and other use…".* The paragraph highlights the need to make use of 'brownfield' land as much as possible. Furthermore, paragraph 125 adds that "*planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs; promote and support the development of under-utilised land and buildings, especially if this would help to meet identified need for housing…"*

2.4 Chapter 12 – Achieving Well Designed Places states in paragraph 135 that Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

2.5 The NPPF 2021 also provides guidance in relation to the achievement of sustainable development, including the protection of heritage assets. The following paragraphs are of particular importance;

Paragraph 207 – The significance of heritage assets and the contribution of the setting to that significance should be described as part of any application, in a proportionate amount of detail.

Paragraph 208 – The impact of the proposal on identified heritage assets should be assessed as part of the decision-making process. Local Authorities should take this assessment into account when assessing the impact of a proposal to minimise conflict between the conservation of the heritage asset and the proposal.

Paragraph 210 - In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 215 - 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.

Paragraph 216 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 219 – Local Authorities should look for opportunities for new development within Conservation Areas 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 significance of the asset should be treated favourably.

Paragraph 220 - Not all elements of a Conservation Area … 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 …. 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 …. as a whole

2.6 The NPPF Glossary defines a Heritage Asset as;

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.7 The NPPF notes that significance of a heritage asset can comprise architectural, historic, archaeological or artistic interest. The setting of an asset can also contribute to its significance (Annex 2 of the NPPF) states;

Setting of a heritage asset

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.

2.8 Of significance, the NPPF advises in paragraph 39 that local planning authorities should approach decisions on proposed development in a positive and creative way in order to facilitate the delivery of sustainable development and should where possible seek to approve application for sustainable development.

2.9 The Heritage Assessment has been prepared as part of the Design and Access Statement in line with the DCLG Guidance Note on Historic Environment, which states; *Design and Access Statements provide a flexible framework for an applicant to explain and justify their proposal with reference to its context. In cases where both a Design and Access Statement and an assessment of the impact of a proposal on a heritage asset are required, applicants can avoid unnecessary duplication and demonstrate how the proposed design has responded to the historic environment through including the necessary heritage assessment as part of the Design and Access Statement.*

Adopted Development Plan

2.10 The NPPF requires the determination of planning applications in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises:

- London Plan 2021
- Haringey Local Plan comprising
  - Haringey's Local Plan Strategic Policies 2013 – 2026 (formerly the Core Strategy) March 2013 Consolidated with alterations since 2017
  - Development Management DPD Adopted July 2017

The Council has prepared a new draft Local Plan (Regulation 18). Following collating and analysing the comments received, following the consultation, it will prepare and consult on a Proposed Submission Local Plan (Regulation 19) in the second half of 2026. Following consultation on the Proposed Submission Local Plan, the plan together with any representations will be submitted for examination by an independent Planning Inspector before final adoption by the Council. Given this early stage in the development of the plan, this application continues to rely on the existing Haringey Local Plan 2017.

London Plan 2021

2.11 Policy GG2 Making the best use of land states

To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:
A enable the development of brownfield land …. as well as utilising small sites
D applying a design–led approach to determine the optimum development capacity of sites

2.12 GG4 Delivering the homes Londoners need states;

To create a housing market that works better for all Londoners, those involved in planning and development must: A ensure that more homes are delivered

2.13 Policy D3 Optimising site capacity through the design-led approach states

A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity

C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D Development proposals should:

Form and layout

1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

Experience

5) achieve safe, secure and inclusive environments

6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest

7) deliver appropriate outlook, privacy and amenity

8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity

9) help prevent or mitigate the impacts of noise and poor air quality

10) achieve indoor and outdoor environments that are comfortable and inviting for people to use Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy

2.14 Paragraph 3.3.2 goes on to state *A design-led approach to optimising site capacity should be based on an evaluation of the site's attributes, its surrounding context and its capacity for growth to determine the appropriate form of development for that site.*

2.15 Policy HC1 Heritage conservation and growth states that;

A Boroughs should …… develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets…

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1) setting out a clear vision that recognises and embeds the role of heritage in place-making
2) utilising the heritage significance of a site or area in the planning and design process
3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

The Haringey Development Management DPD July 2017

2.16 Policy DM1: Delivering High Quality Design sets out that;

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area
B Development proposals should relate positively to their locality
C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole.
D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours
.

2.17 Policy DM9: Management of the Historic Environment Haringey's sets out policies with regard to Heritage Assets including;

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.
B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

2.18 Policy DM9: Management of the Historic Environment Haringey's also sets out policies with regard to Conservation Areas including;

D Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

2.19 Policy DM10: Housing Supply states that;

C The Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

2.20 Policy DM12: Housing Design and Quality sets out that;

A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
B Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

2.21 Policy DM14: Self Build and Custom Build Housing states that - *Planning applications for 'self or custom build' housing, built or commissioned by individuals or groups of individuals for their own occupation, will be supported by the Council.*

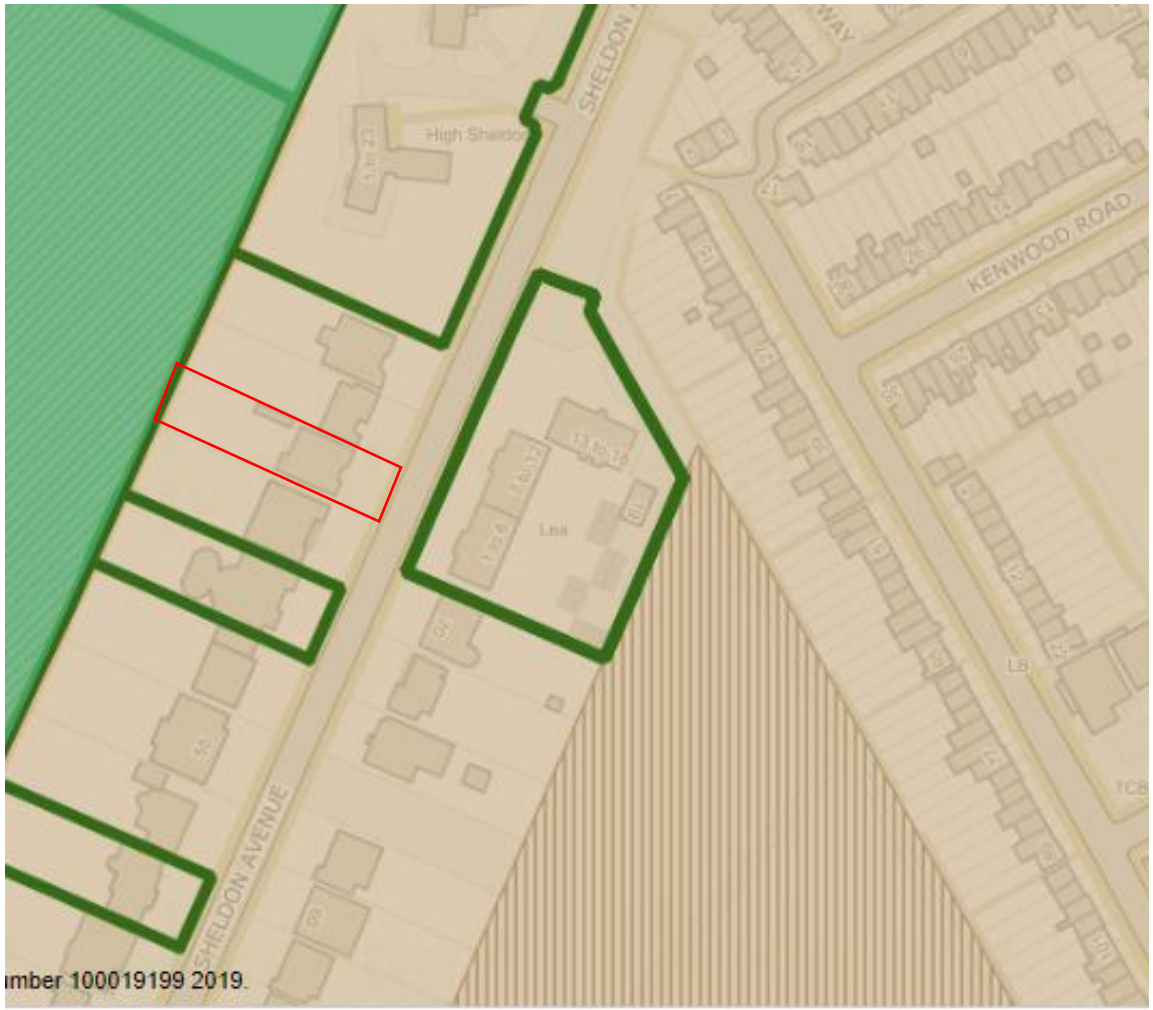

Figure 4 Extract from LB Haringey Policies Map

2.22 Policy DM18: Residential Basement Development and Light Wells states;

A Householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal:

a Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;
b Does not increase flood risk to the property and nearby properties from any source (see Policy DM24);
c Avoids harm to the appearance or setting of the property or the established character of the surrounding area;
d Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;
e Will not adversely impact the local natural and historic environment;

And, where the proposed basement extends beneath the garden area:

f Will not cause loss, damage or long-term threat to trees of townscape or amenity value;
g Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;

And during the construction phase:

h Will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and
i Will minimise construction impacts such as noise, vibration and dust for the duration of the works.

B Proposals for basements must not include habitable rooms or other sensitive uses in areas prone to flooding where there is no reasonable means of escape.

C In determining applications for light wells, the Council will consider whether:
a The architectural character of the building is protected;
b The character and appearance of the surrounding area is harmed; and
c The development results in the loss of more than 50% of the front garden or amenity area.

2.23 Figure 4 shows the Policy Map extract for the site and the area around the site. It shows that the only site specific policy relates to the Highgate Conservation Area. The site has no other designations – it is not in a flood zone or critical drainage area, it is not an area of archaeological significance. There are TPOs in areas around the site, but not on the site itself. There is an area of Metropolitan Open Land behind the site and there is a Local SINC towards the front of the site.

Highgate Neighbourhood Plan 2017

2.24 The Highgate Neighbourhood Plan was adopted by Haringey Council, following Inspection in 2017. It sets out a range of policy objectives and policies covering a number of topics including;

- Social and Community
- Economic
- Traffic and Transport
- Open Space and Public Realm
- Development and Heritage

2.25 The key policies for development are set out in the sections covering Development and Heritage. These policies broadly support those of LB Haringey in particular policies on basement development and Heritage as set out in the Highgate Conservation Area Appraisal and Management Plan

Highgate Conservation Area Character Appraisal and Management Plan December 2013

2.26 The site is located within the Highgate Conservation Area. A Conservation Area Character Appraisal and Management Plan was published in December 2013. Given the varied nature of the Highgate Conservation Area the appraisal divides the area in to seven sub-areas. The site is located in sub-area 7 – Bishops (see figure 5 Map)

2.27 Chapter 10 Character Analysis describes sub area 7 – Bishops, as follows;

The Bishops area lies between the West of Highgate's historic town centre and the boundary of the London borough of Harringay, with Hampstead lane to the South and Aylmer Road to the north. Much of it was originally the hunting park of the Bishop of London and contains a number of large mature forest trees. Compton Ave and Courtney Ave lead from Hampstead Lane to the open area which is now occupied by Highgate golf course. This was already in existence before Sheldon Ave, Courtney Ave and Compton Ave were laid out. The golf course runs behind the houses on the West side of Sheldon Ave down to the gardens of houses fronting on to Aylmer Rd. It is a designated Metropolitan Open Land.

2.28 The Assessment goes on to summarise the history of the area as follows;

Development of this area mostly occurred between 1914 and 1930 (when a series of land leases were granted by the ecclesiastical commissioners) by Walter H Quinnell. Walter was the younger brother of arts and crafts architect Charles Henry

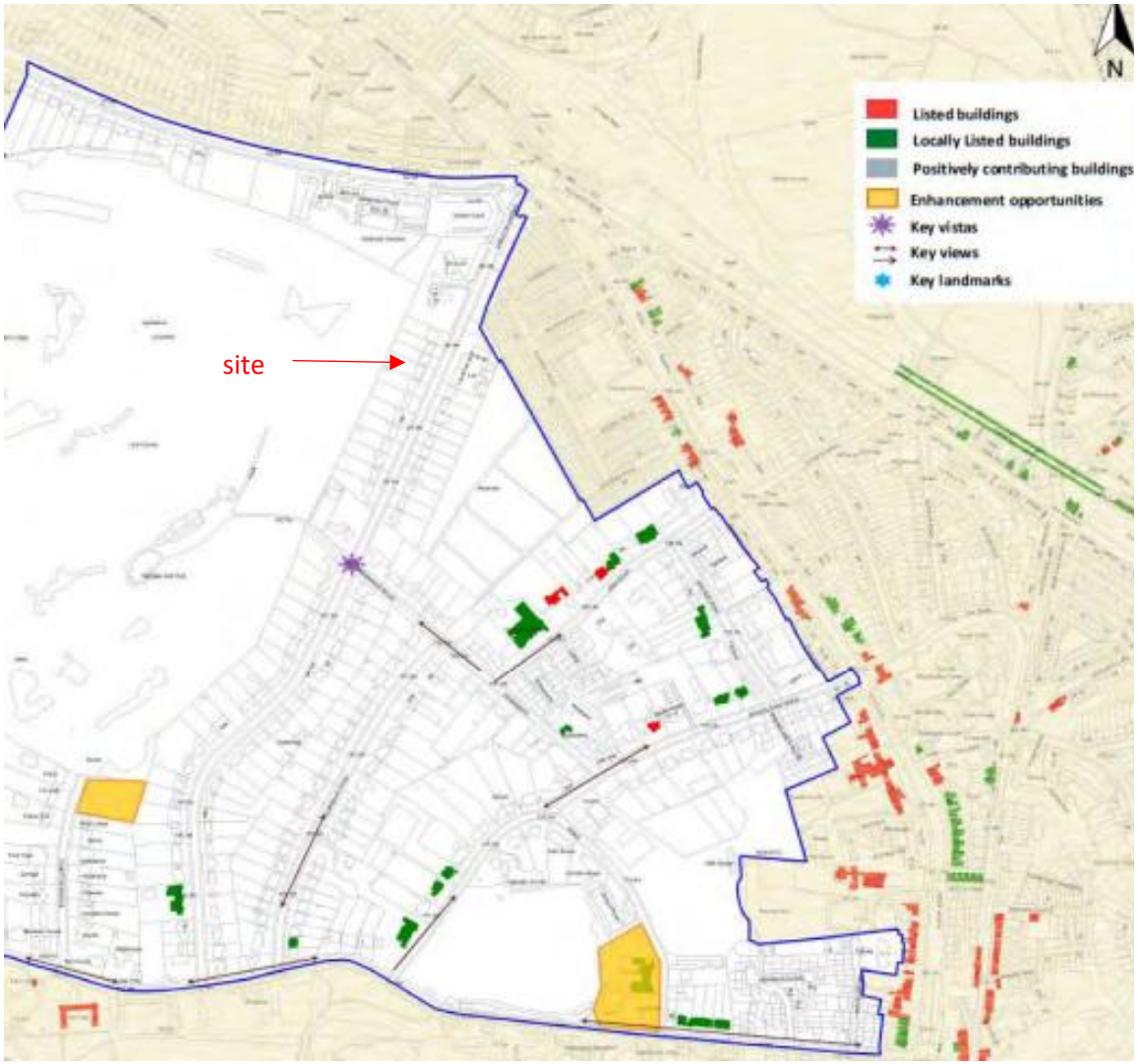

Figure 5 Extract from map of Highgate Conservation Area

Bourne Quinnell, who designed many of the houses in the area. Between roughly 1906 and 1930 streets were built up in a piecemeal fashion.

The streets within the Bishops' area are an excellent example of high quality residential development of the period. The terms of the lease is from the Ecclesiastical commissioners stipulated plot size, prime cost and sometimes the rate of development, which ensured the overall quality and nature of the streets.

2.29 Sheldon Avenue itself is also described in the Assessment as follows;

Sheldon Ave links Hampstead lane and Aylmer Rd. It divides naturally into two sections, a southern section between the junction's with Hampstead lane and Denewood Rd which was developed during the 1920s by the Quinnell brothers and northern section, not developed until the 1950s, between the junction's with Denewood Road and Aylmer Rd.

Figure 6 No 9 Sheldon Avenue

Figure 7 No 19 Sheldon Avenue

Figure 8 No 16 Sheldon Avenue

Figure 9 No 4 Sheldon Avenue

2.30 The southern section is described as follows;

The relatively uniform appearance of this section of the road is due to the fact that it was developed and designed by the Quinnell brothers. There has pressure to demolish and rebuild many of the original houses, which has lessened the unity of the street. The road has pleasant variations both in direction and gradient which combine to highlight the verdant character of many of the front gardens along the length of the road and to provide a glimpse of mature trees in the front and rear gardens. The houses are of broadly similar height, size and character and are set back consistently from the road. The footprint of the houses is appropriate to the size of the plot with sufficient space between the houses to allow gap views to the rear gardens. Street trees and mature trees in front gardens maintain the wooded nature of the road and are a very valuable feature of its character. Although many houses have third story, the common use of dormer windows prevents any building appearing over dominant in the streetscape. Number three is locally listed.

Some houses, however, have been inappropriately altered by the insertion of upvc windows and the occasional incorporation of excessively large porticos above front entrances for example, front portico to numbers 11, 27, 29, 31 and 43 detract from the balance of the buildings. The occasional use of white render on a facade is also in contrast with the restrained and predominantly brick character of the rest of the road, for instance number 39. The more recent houses built at the Hampstead Heath end of the road, 1A, 1B and 2 do not relate appropriately to the road. There has been also a recent tendency to replace the low front walls with clear views of well planted gardens with much higher walls often combined with gates, blocking these houses from the rest of the road and destroying the rhythm of the streetscape.

2.31 The northern section is described as follows;

This section of the street, though lacking the interest contributed by the variations in direction and gradient of the southern section of the street, is nevertheless enhanced by the trees along the road. The houses are of a consistent period, height, size and general design. Interest arises from the brick detailing rather than the use of varied materials or design. Two large blocks of flats have been built at the northern end of the road abutting Aylmer Rd. High Sheldon appears dominant on the street scene although set in spacious grounds. Herons Lea consists of two three-storey blocks also set in well landscaped and spacious grounds. This part of the street has also been subject to the demolition and rebuilding on a much larger footprint of many houses. There has also been an increase in the creation of large basements. These cumulatively detract from the open character of the streetscape.

2.32 The Assessment goes on to set out a Management Plan and Design Guidance in Chapter 12 of key relevance is the following statements:

New development and extensions to buildings should be of a scale and design that protects and enhances the historic character and appearance of the conservation area. In determining the design of new development, the council would not dictate the choice of architectural styles of any proposed new buildings. Contemporary and modernist styles would be encouraged if they are of high quality and remains sympathetic to the context under host building and or other neighbouring buildings.

Replicas of good, older buildings may be acceptable provided that they are based on appropriate research and are high in quality. The design, scale, massing and detailing of such traditionalist schemes should accurately replicate the context and local materials.

Pre-Application Advice

2.33 Pre-Application advice has been sought prior to this application being submitted. A note of a meeting held on 8 July 2022 was provided by the Council and is provided in Appendix 1.

2.34 In relation to the existing building the note states that *Given the lack of any heritage or architectural interest, it is considered that the existing property does not make a substantial positive contribution to the character or historic significance of the CA…… The lack of any heritage or architectural interest associated with the existing buildings means that the demolition and re-build could be acceptable.*

2.35 In relation to the overall design of the scheme the advice raised concerns about the overall scale of the proposals and in particular the use of a crown roof widely seen in the area. The note concluded - *The applicant is advised to re-consider the design of the proposed scheme. A more simple, subtle and traditionally designed replacement dwelling could be acceptable in this location. The scale of any proposed replacement dwelling should also be reduced, so that the new building does not appear unduly dominant in this street scene.*

2.36 The pre-application advice note did not raise any concerns regarding amenity for the proposals or impact on neighbouring amenity.

2.37 A Basement Impact Assessment was requested along with a Energy and Sustainability Report. The note accepted the principle of including the heritage Impact Assessment within the Design and Access Statement. A Landscape plan was also requested.

Planning History

2.38 There are three recent planning applications on the site;

HGY/2022/4099 for Demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works. Granted

OLD/1961/0900: Plunge pool at the rear. Granted.

OLD/1960/0867, OLD/1957/0579, OLD/1957/0578 and OLD/1957/0577: Detached house integral garage. Granted.

2.39 The most recent permission which is still extant is the most significant given this is an identical application.

2.40 Similar planning applications have been granted at No 55 and No 64 Sheldon Avenue after the adoption of the Highgate Conservation Area Appraisal 2013 and with reference to the current Haringey Local Plan 2017.

Figure 10 Image of 55 Sheldon Avenue

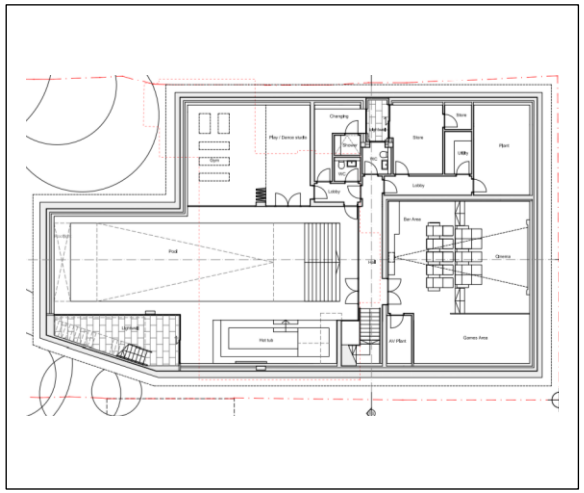

Figure 11 Image of 55 Sheldon Avenue Basement Plan

Figure 12 Image of 64 Sheldon Avenue

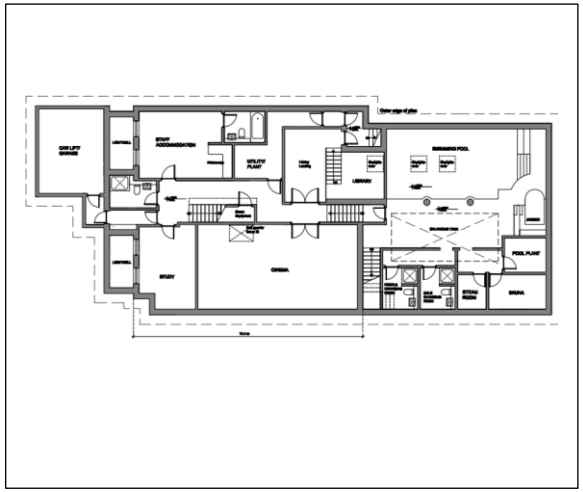

Figure 13 Image of 64 Sheldon Avenue Basement Plan

3.0 The Site Description and Heritage Assessment

The Site

3.1 The existing building on the site is a 1960s house on three floors. It is of brickwork with a tiled pitched roof. The frontage is asymmetrical and has a gable to one side with a large entrance door and garage door to the ground floor. The first floor has large openings and a balcony along part of the width of the building. The side elevations are generally brick with some smaller openings and a dormer window above the stair. At the rear the ground floor extends beyond the first floor with a flat roof and patio doors. The first floor has large horizontal windows and there are large dormer windows on the second floor.

3.2 The accommodation is configured as living accommodation on the ground floor with reception rooms, kitchen and a garage. The first and second floors have bedrooms and bathrooms/en-suite bathrooms.

Figure 14 Front view of site 2026

Figure 15 Rear view of site 2026

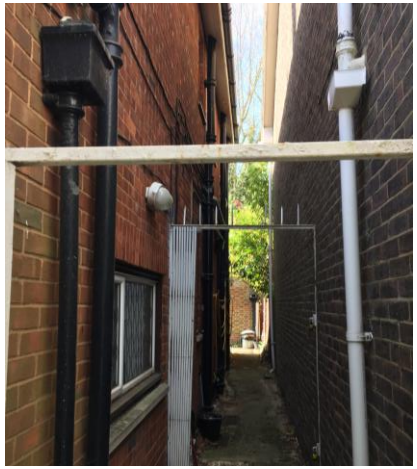

Figure 16 View of side elevation

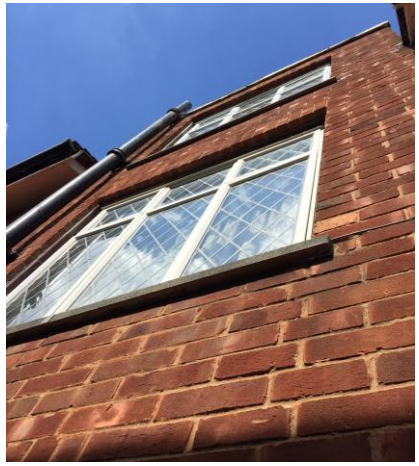

Figure 17 View of 3 storey element at stairs

3.3 Internally the layout is spacious with a generous hall leading to a large reception room with views to the pool. The generous stair leads to large bedrooms on the upper floors. There is an access door to the balcony on the first floor. There are no significant features of note internally.

3.4 The external layout at the front comprises a driveway accessing the garage, grass and shrubs, which are overgrown and a Leylandii tree. At the rear there is a very large patio with a swimming pool up to a retaining wall with a garden behind laid to lawn with trees and shrubs to the borders. There is an extensive out-building that extends well beyond the rear of the house to the retaining wall, which houses changing accommodation for the pool.

3.5 The site is bounded by No 61 to the south a large single dwelling in a substantial rear garden and front drive. To the north is No 65 a modern house with substantial rear and front gardens. To the east of the site is Sheldon Avenue and Herons Lea a substantial 3-4 storey block of flats in substantial grounds. To the west of the site is a golf course in an area designated as Metropolitan Open Space.

Figure 18 View of living room

Figure 19 View of hall

Figure 20 View of stairs

Figure 21 View of rear garden

Heritage Assessment

3.6 This section provides an appraisal of the existing building in accordance with the guidance set out in Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011). The English Heritage Guidance contains a checklist to help identify elements of a conservation area which may contribute to its special interest. The guidance states that a positive response to one or more of the following criteria in the table below may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded. In accordance with this guidance, a positive response does not necessarily indicate that the building is a positive contributor; rather that further investigation in this respect is required.

3.7 Positive Contribution Checklist is set out below;

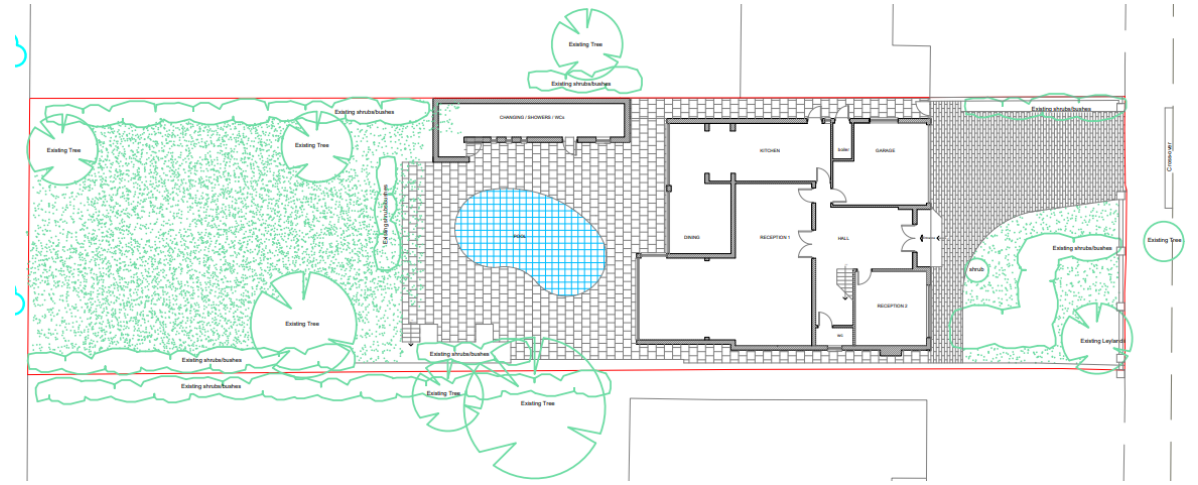

Figure 22 Existing Ground and Landscape Plan

Figure 23 No 45 Sheldon Avenue

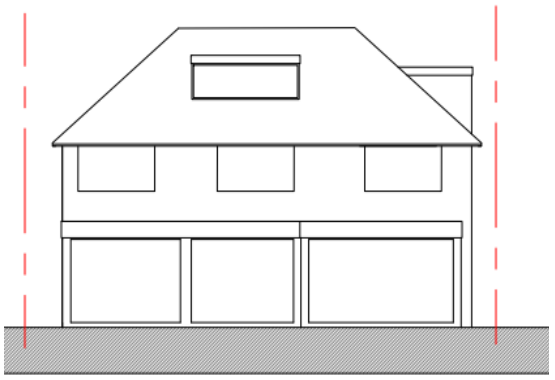

Figure 24 No 54 Sheldon Avenue

Checklist Criteria	Yes/No	Comment
Is it the work of a particular architect or designer of regional or local note?	No	Unknown designer
Does it have landmark quality?	No	Simple 1970s design
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	No	The building does not reflect the arts and crafts style of the early conservation area and id of a different design and character to surrounding buildings in particular adjacent blocks of flats and more traditionally design buildings
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	No	It is a more recent building and does not relate to the 1920s or later 1950s development of the area
Does it contribute positively to the setting of adjacent designated heritage assets?	No	It has a relativelky neutral contribution to the setting being of a simple design with pitched roof respecting the general set back building line of the street.
Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?	No	There are no notable internal or external features
Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?	No	There are no significant landscape features.

Criteria	Yes/No	Comment
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	No	It does not represent the predominant building periods of the area eg 1920s or 1950s
Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?	No	See historical maps
Does it have historic associations with local people or past events?	No	
Does it reflect the traditional functional character or former uses in the area?	No	
Does its use contribute to the character or appearance of the area?	No	It has a relatively neutral contribution to the setting being of a simple design with pitched roof respecting the general set back building line of the street.

3.8 The conclusion of this assessment is that the existing building and landscape has a negative to neutral impact on the conservation area. The removal of the building would not therefore have a negative impact on the conservation area and would not cause any harm provided it was replaced with a building, which makes a similar or better contribution to its setting and preserves or enhances the conservation area.

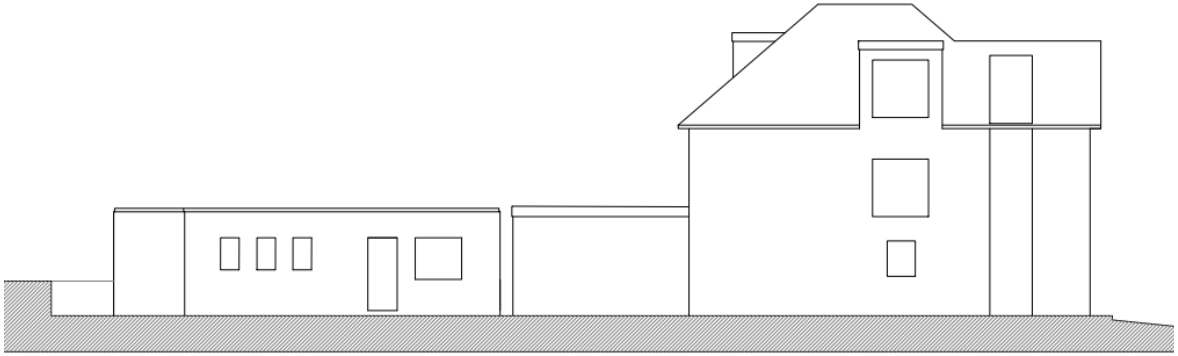

Figure 25 Existing side elevation

4.0 Surrounding Context and Heritage Analysis

Historical Development

4.1 Early surveys of the mid 19th Century show that the site was in an area of undeveloped agricultural land. This land was subdivided into fields with a number of small tracks and watercourses and formed a rural setting to Hampstead and Highgate. This enclosed area was bound by woodland – The Bishops Wood, which was later felled for the development of the southern end of Sheldon Avenue and roads further to the west.

4.2 The 1920 OS map shows a continuation of the existing pattern of development. The area occupied by Sheldon Avenue is still undeveloped, with some residential development along Hampstead Lane. Development occurred sequentially from the east, with the development of Bishopwood Road and Stormont Road laid out by this time. To the north, Denewood Road is laid out and the golf club has been

Figure 26 OS Map Surveyed: 1863 to 1869, Published: 1873

Figure 27 OS Map Revised: 1912, Published: 1920

founded (opened in 1904). Development to the west was impeded by a series of successful campaigns against development on the area of woodland. The pattern from the 1920s onwards is one of gradual intensification of large suburban detached residential development in the area formerly occupied by fields and the woodland.

4.3 By the 1930s Sheldon Avenue to the south of Denewood Road has been developed. The area to the north of Denewood Road shows a few scattered properties, but is largely undeveloped. By the middle of the 20th century, the area was largely developed with a distinct suburban residential character. There were only small pockets of open space remaining, the largest of which is now the Highgate Golf Club.

4.4 The mid-20th century onwards saw sporadic development of open sites and the redevelopment of existing houses generally at a greater density as seen in the map of the 1970s.

Figure 28 OS Map Revised: 1938, Published: ca. 1946

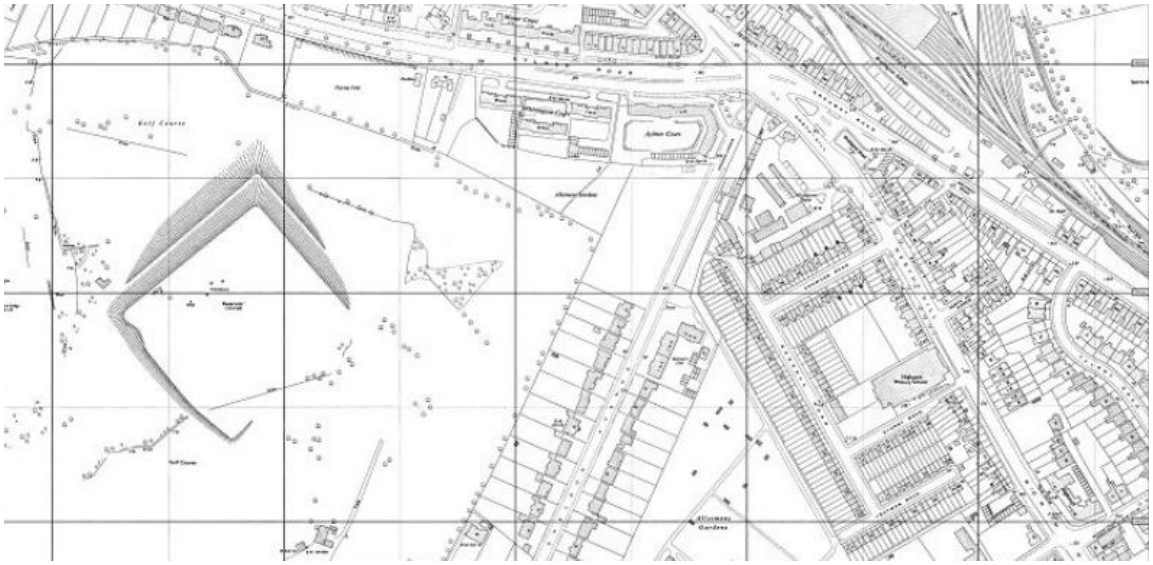

Figure 29 OS Map ca 1970s

Surrounding Area

4.5 The Conservation Area Assessment provides a description of the character of the area as set out above. The southern half of Sheldon Avenue is described as being more uniform in character and reflects the original design intent of Quinnell.

4.6 The Arts and Crafts style predominates in the southern part of Sheldon Avenue and this can been seen in examples of buildings, which have not been substantially altered, for example Nos 8, 9, 14, 16, 19 are examples of relatively unaltered houses, with the exception of the addition of porticos. These examples show the original design intent of two storey houses to the eaves with a third storey set within steep pitched roofs, with dormers at the front and rear. There is a mix of hipped roofs and gables with projecting eaves and chimneys. The facades are of brick and are generally asymmetrical with ordered window openings of varying sizes and some projecting bays.

4.7 A number of the better preserved buildings have low planting over a low

Figure 30 No 16 Sheldon Avenue

Figure 31 No 8 Sheldon Avenue

Figure 32 No 2 Sheldon Avenue

Figure 33 No 1B Sheldon Avenue

wall to the front as described in the Conservation Area Assessment.

4.8 It would appear that 26 of the 50 properties on the southern part of Sheldon Avenue or approximately 50% of the houses in the southern part of Sheldon Avenue have been substantially altered with a significant impact on the front elevation or have been completely rebuilt. It is self-evident that this has had a significant impact on the character of Sheldon Avenue and detracted from the original homogeneous character of the street. Examples of this can be seen at Nos 1B, 2, 11 and 21 though there are clearly many more examples.

4.9 Despite these more recent interventions the Southern part of Sheldon Avenue is still significantly more uniform than the northern part of Sheldon Avenue. The laying out of the northern part of the street predominantly began in 1950 and has been much altered since that time. Figure 38 shows a view of the northern part of Sheldon Avenue and analyses the heights and roof forms.

Figure 34 No 11 Sheldon Avenue

Figure 35 No 21 Sheldon Avenue

Figure 36 No 45 Sheldon Avenue

Figure 37 No 54 Sheldon Avenue

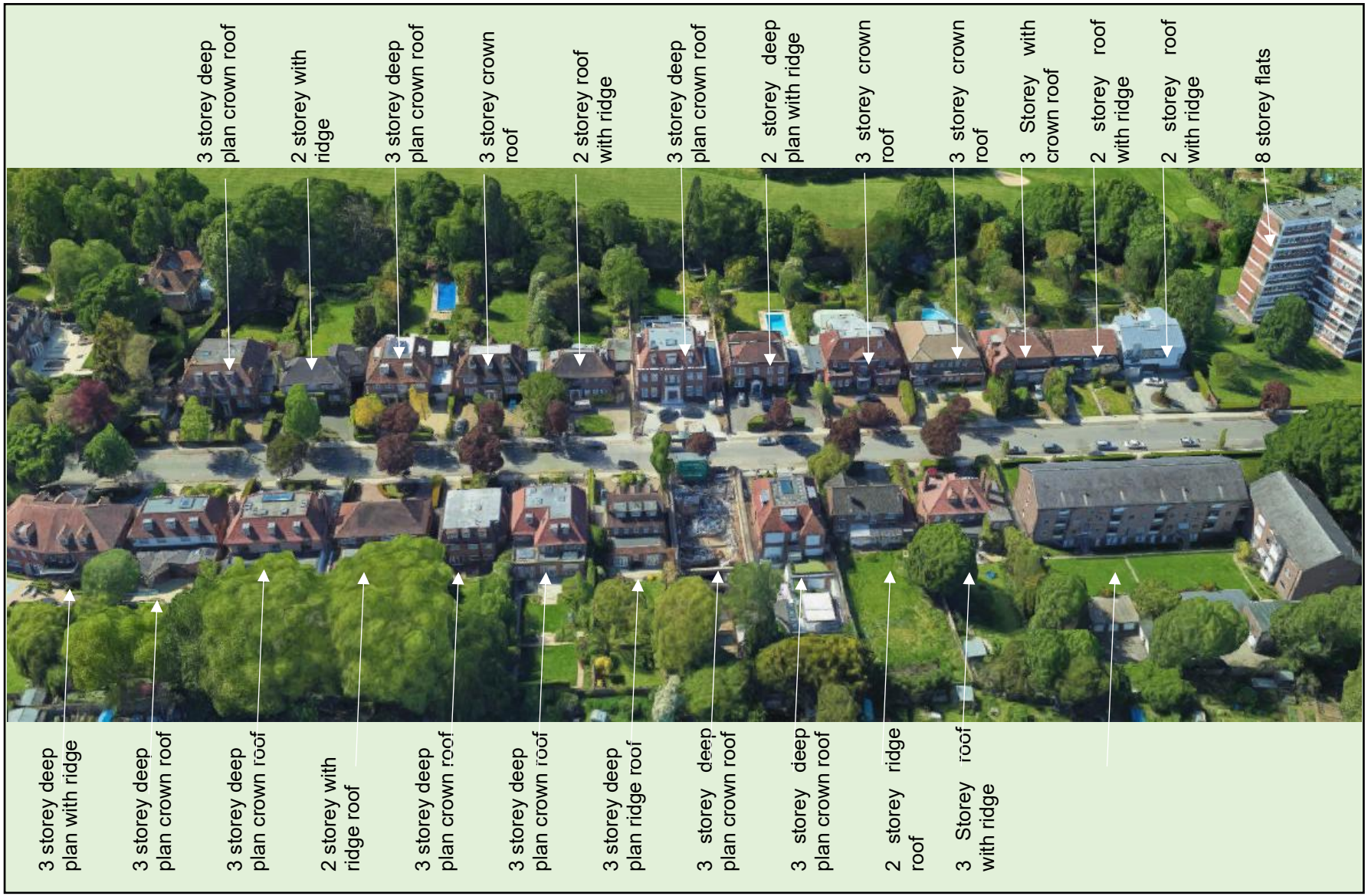

Figure 38 – Analysis of building heights and roof form on Sheldon Avenue North

Figure 39 – 50 Sheldon Avenue

Figure 40 – 55 Sheldon Avenue

Building Form and Character

4.50 The northern part of Sheldon Avenue is described in the Conservation Area Assessment above. It is of a varied character and has a predominance of significantly altered or new build properties with 15 out of 24 properties or approximately 70% of properties being built after the 1950s or being significantly altered. This does not include the flats opposite the site or the 8 storey block of flats. Examples are seen at 45, 50, 54, 55, 64. These buildings generally have a more classical appearance with symmetrical front elevations, porticos and large openings with sash windows. These houses are two storeys to eaves with steep pitched roofs, which house a second floor with multiple large dormer windows.

4.51 The immediate surroundings of the site are dominated by the block of flats opposite – Herons Lea, which is a 1950/60s 3-4 storey block with pitched roof. It has large openings and balconies giving the block a horizontal emphasis. Views of the site looking northwards are also dominated by the 8 storey blocks of flats, which lie to the north of the site. This vertical element changes the character of Sheldon Avenue as it moves towards the A1, particularly when considered with Herons Lea, the form of large blocks with landscape around is in contrast to the character of Sheldon Avenue particularly seen at its southern end.

4.52 Immediately to the south of the site number 61 is a of an undefined style. It is two storeys to eaves with a pitched roof with overhanging eaves, which houses a second floor with dormers to the rear. There is a balcony and garage to the front elevation which is unsymmetrical in brick with large openings and sash windows.

4.53 To the north of the site is a modern building, which is two storeys to eaves with a pitched roof with two gable ends to the side. The front elevation is asymmetrical with large openings with casement windows and is a mix of brick and timber cladding.

4.54 The character of the surroundings to the site is, therefore, very varied. All buildings feature pitched tiled roofs some with overhanging eaves. Surrounding buildings are at least two-storeys to eaves. Elevations have some degree of brickwork and are unsymmetrical.

4.55 The front of buildings feature low walls, driveways and a degree of planting. To the rear are generous gardens with patios and in some cases swimming pools.

4.56 It is clear from the above analysis that the original qualities of the conservation area and the reason for designation have been eroded over time particularly to the north of Sheldon Avenue. The key attributes of buildings within the conservation area, which contribute positively to it and were critical in the designation have been explored to highlight features that could provide insights in developing a design concept for the proposed new building (see figures 45-48).

4.57 The analysis shows important recurring features in original buildings. These include steep pitched roofs with plain clay tiles, the use of ridge tiles rather than

Figure 41 View of flats opposite site

Figure 42 View of Tower block in setting of site

Figure 43 View of No 63 Sheldon Avenue

Figure 44 View of No 65 Sheldon Avenue

flashings to flat roofs and hip tiles. Roofs have generous overhanging eaves though most examples have been boarded the original overhangs would not have been boarded and would have revealed soldier courses above first floor openings. Where gables are used the verge has an exposed tile edge bedded in mortar.

4.58 Dormer windows are used extensively on the front and back of buildings with examples of flat lead roofs or pitched roofs.

4.59 Elevations have brick in red with blue tones intermixed. Openings generally have soldier courses and windows are timber casement with mullions and transoms also in timber.

Transport

4.60 The site has an existing vehicle cross-over and parking for two cars in the existing garage. It has a PTAL of 0.

Figure 45 Gable with exposed tile verge and overhanging eaves brickwork ridge tiles

Figure 46 Overhanging eaves timber casement windows brickwork ridge tiles

Figure 47 Dormer, projecting bay ridge tiles, timber casement

Figure 48 Low wall or hedge

5.0 Proposals

5.1 It is proposed to demolish the existing building and to construct a new two-storey to eaves family house with a basement and accommodation in the roof space.

5.2 The new building would follow the Arts and Crafts style of architecture in line with the original design concept of the southern part of Sheldon Avenue. The proposals would, however, have a modern interpretation of this style. It would have a tiled roof with dormer windows. The roof would have overhanging eaves with ridge tiles and hip tiles and exposed tiles on the verge.

5.3 The frontage would be asymmetrical in brick with a gabled projecting bay. Windows would be timber casement in openings with soldier courses.

5.4 The rear would be asymmetrical, but with a regular pattern of roof forms and fenestration. Side elevations would be plain, but would have modulation introduced to reduce the bulk of the

Figure 49 Sketch views of proposals

building when viewed from the front and rear.

5.5 The basement would be hidden except for two small lightwells at the front in front of the bays and a walk-on glass roof at the rear. The front would be laid out with planting and a driveway. There would be a patio to the rear with landscape brought closer to the building with grass, wild flowers and trees to the boundaries.

Design Concept

5.6 The design of the proposed new house has been based on reflections of the Arts and Crafts style. In particular the work of Lutyens and Webb has been considered.

5.7 Lutyens work at Little Thakeham see figure 50-51 shows the use of a projecting gable with overhanging eaves and exposed tile verge. The characteristic steep pitched large roof is also evident. The use of ribbon windows at first floor level provides a contrast with the verticality of the gable.

Figure 50 Little Thakeham – Entrance Front

Figure 51 Little Thakeham – Rear/Garden view

Figure 52 Deanery Gardens Sonning Berkshire

Figure 53 Woodverstone House, Wolverstone, Suffolk

5.8 At the rear Lutyens uses a range of identical gables to give rhythm to the rear, but because these are on different degree of protection the elevation retains the Arts and Crafts style rather than moving more to the classical designs of Lutyens' later career. Openings on the gables are larger and there are dormers between the gables.

5.9 At Deanery Gardens, Sonning, Berkshire, (figure 52) Lutyens uses brickwork again using ribbon windows below the eaves. The use of hipped roofs is also explored again with the characteristic projecting eaves and steep pitched roof.

5.10 At Woolverstone house (figure 53) the use of brickwork combines with tiled roof which extends down to the ground floor over a projecting bay. There is also a very pleasing combination of gable, hipped roof and ribbon windows.

5.11 Figure 54 shows a design by Webb for a house at Upton. This shows the steep slope of the roof, a gable with large openings and dormer windows characteristic of the Arts and Crafts movement. Webb's most famous work – Red House for William Morris shows an interesting interplay of gables and hipped roofs figure 55.

Figure 54 Design for Upton, Bexley, Kent by Webb

Figure 55 Red House, Kent

Figure 56 View of design submitted for pre-application advice

Figure 57 Proposed Front Elevation submitted for pre-application advice

Design Development

5.12 The scheme submitted in July 2022 for pre-application advice (figures 56-57) was based on the emerging style of recently completed buildings on Sheldon Avenue. This was more of a classical design with a symmetrical front elevation with large atrium window and a parapet wall with mansard roof behind.

5.13 Following discussion at a pre-application meeting with the Design and Conservation Officer, it was considered that a more traditional design which drew references from the Arts and Crafts Movement and the built form of some of the original buildings would be more appropriate. The original scheme submitted as part of the planning application in 2022 and shown in Figure 58, illustrates the modifications made to the proposals.

5.14 Following submission of the application in 2022 further consultation with he Council's Heritage Officer resulted in further modifications to the scheme and these are illustrated in figure 62.

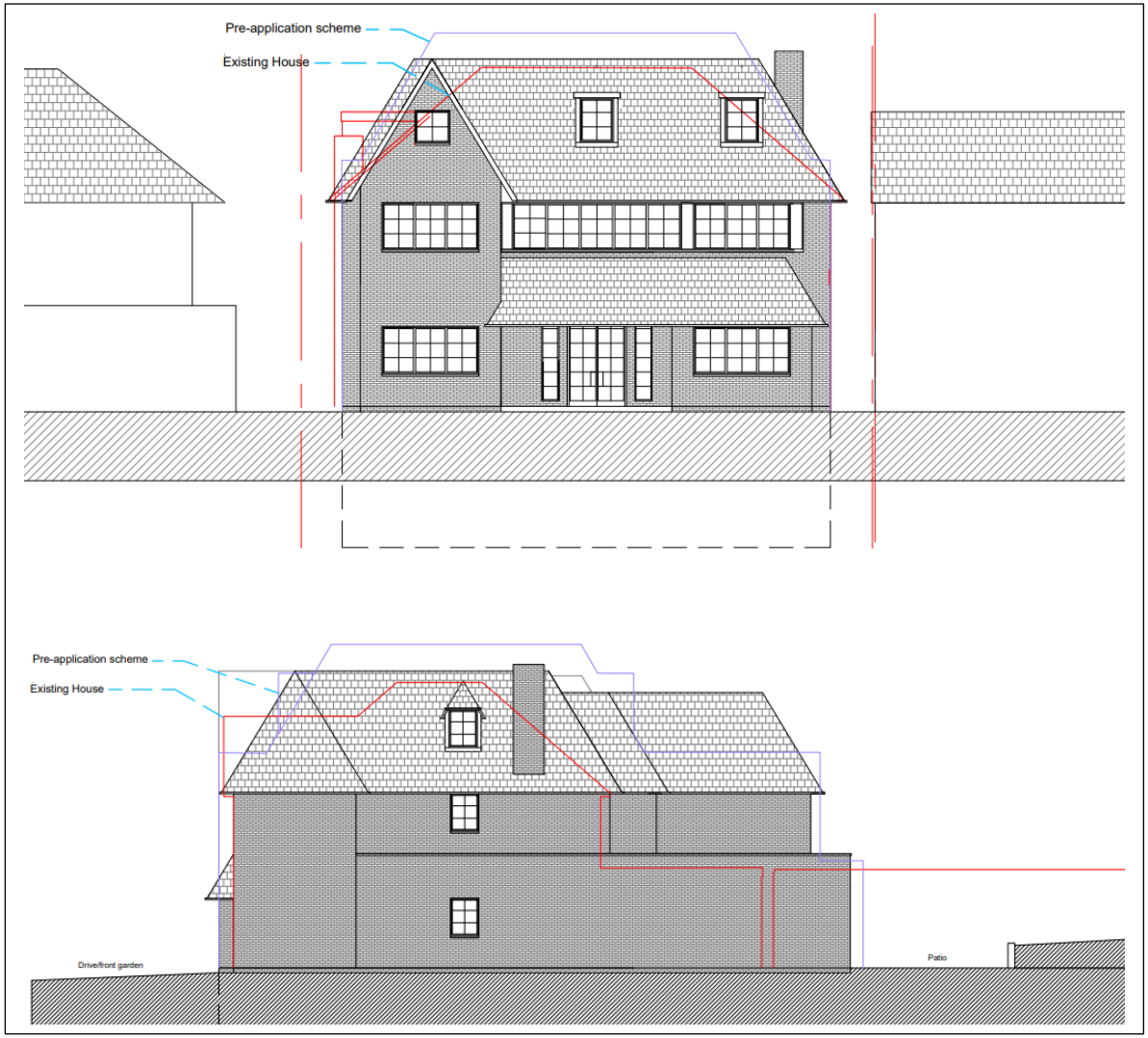

Figure 58 Comparison of original 2022 submitted scheme with Existing house and Pre-application Scheme

Land Use

5.15 The proposals retain the existing land use as a single dwelling.

Amount

5.16 The existing accommodation provides a six-bedroom house. The overall gross internal area is;

Basement	0.0 sqm
Ground Floor	210.0 sqm
First Floor	128.0 sqm
Second Floor	50.0 sqm
Total	**388.0 sqm**

5.17 The proposed floor areas are as follows;

Basement	350.0 sqm
Ground Floor	227.0 sqm
First Floor	179.0 sqm
Second Floor	69.0 sqm
Total	825.0 sqm
Net additional	**437.0 sqm**

5.18 The largest part of the proposed increased area is achieved through the introduction of a basement, which will be largely hidden from view. Above ground the increased area is 87 sqm, which represents a 22% increase in area.

Figure 59 Proposed Basement and Ground Floor Layout Plan

Layout

5.19 The proposed new house is laid out over 4 floors. The basement level (figure 59) has a new swimming pool and gym and associated changing facilities. There is also a cinema room. The basement supports the function of the house with a utility room and a plant room. In addition to these leisure and functional spaces it is proposed to have a further bedroom opening out onto a generous lightwell.

5.20 The ground floor has a generous entrance hall with a double height space. Opening onto the hall are a reception room and a study as well as the main space that contains the kitchen, dining and living area. This living area opens out to the garden. There is a boot room and cycle store accessed from a side door. The hall also gives access to a generous stair, which links to the basement and upper floors.

5.21 The first floor (figure 60) is laid out around the stair and a gallery overlooking the double height space. It has four bedrooms all with en-suites. The accommodation includes a master bedroom with en-suite and dressing room.

5.22 The second floor (figure 60) is contained within the roof space. It has two bedrooms

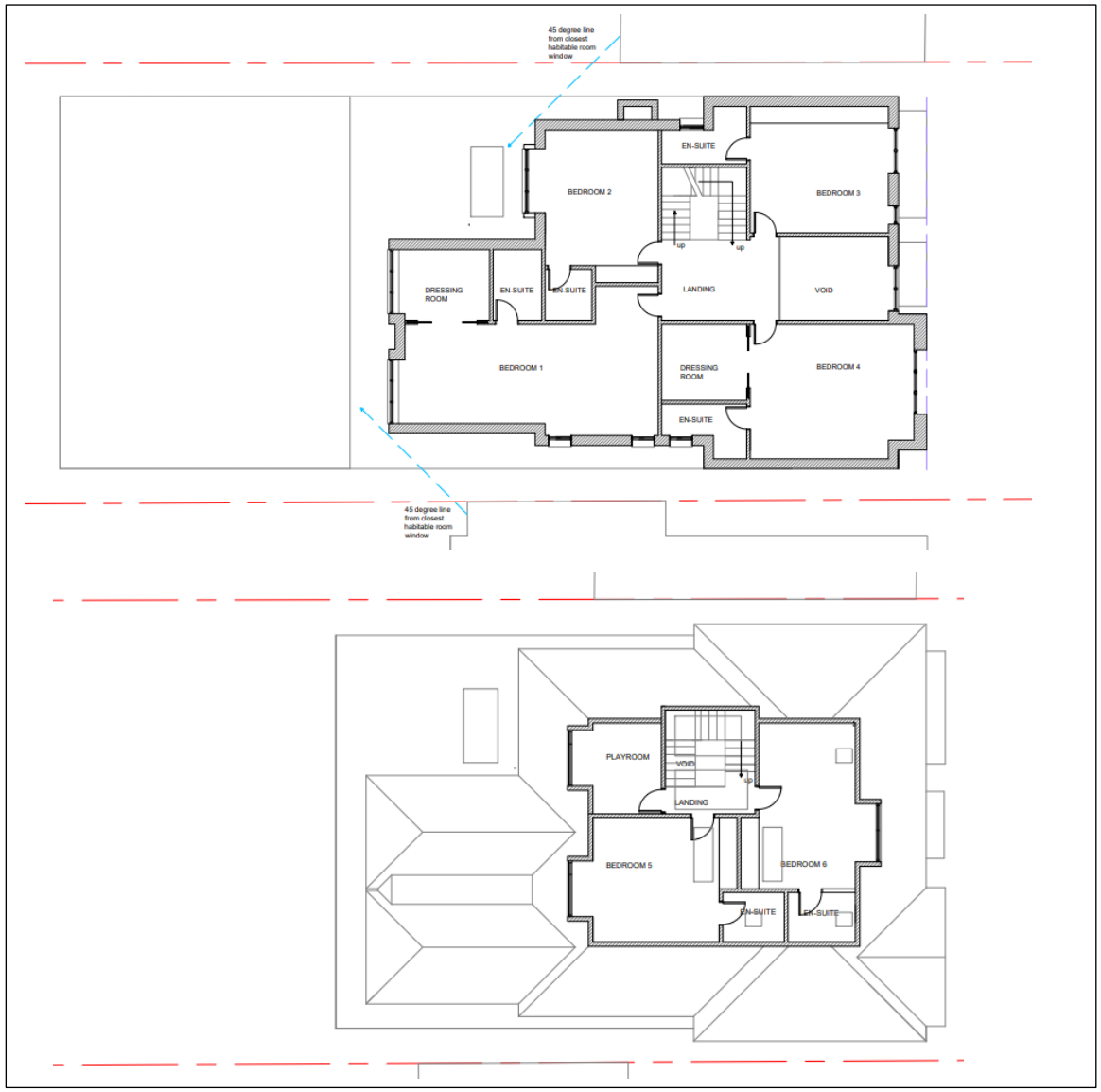

Figure 60 Proposed First and Second Floor Plans

both with en-suite and one with an additional dressing room. The rooms have dormer windows and additional roof lights. There is also a large roof light over the stairs.

Scale and Appearance

5.23 The drawings attached to the application submission (and in figures 59-64) illustrate the proposed scale of the proposals. It is proposed that the ridge height of the new house would be similar to the ridge height of the existing being 0.35m above the existing. This would bring the ridge height to a similar height to that of no 61 Sheldon Avenue. The ridge height would be higher than that of No 65, but that reflects the current situation. The ridge height slopes away from the neighbouring properties. The eaves height is set at a similar height to that of neighbouring properties and is the same as the existing eaves height.

5.24 The roof slope is increased from the existing roof slope and reflects research on typical roof slopes in Arts and Crafts buildings. It also reflects roof slopes in buildings around the site and creates a recognised proportion of roof plain to wall plain reflective of the Arts and Crafts Style. The use of overhanging eaves is also a

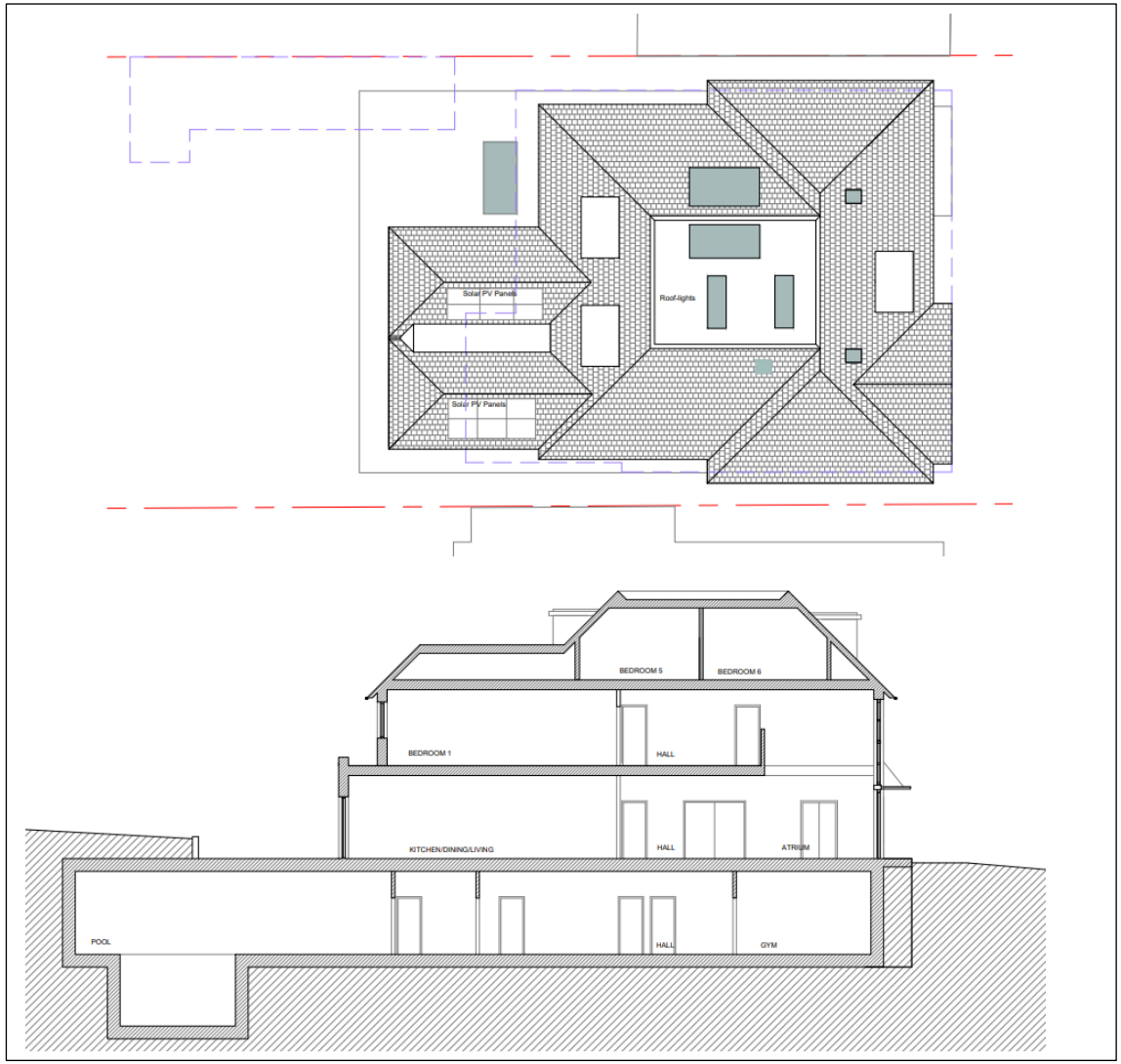

Figure 61 Proposed Roof Plan and Section

response to the character of the area and is a prevailing form in Arts and Crafts architecture. The use of dormers within the large expanse of roof is again a common feature of the area and the arts and crafts style.

5.25 The front elevation retains the current gable feature to create a projecting gable and takes reference from arts and crafts buildings and buildings within the southern part of the conservation area. The gable creates interest and a vertical element which is repeated through the vertical window to the entrance and hall. This is a characteristic form associated with The Arts and Crafts Movement as seen in the examples above.

5.26 The hipped roofs to both ends of the front elevation that sit on the side elevations, project from the main line of the side elevations and would read as a narrower element when viewed from and angle from the front. This helps to break up the side elevations visually creating the appearance of interlocking roofs rather than a crown roof, which has become common in the area, but which is not a characteristic of the arts and crafts style. The use of projecting hipped roofs would

Figure 62 Proposed Front and Rear Elevations

conceal the flat roof and the use of a ridge detail with a ridge tile (figure 68) will support the overall appearance of a series of interlocking pitched roofs.

5.27 The proposed set-backs along both side elevations will visually break up the side elevations reducing the apparent massing, particularly viewed from the front, which will show the building receding as it is viewed towards the rear of the site. The variation in ridge heights will also help to reduce the visual impact of the side elevations, which are obscured by neighbouring buildings.

5.28 To the rear, the first floor projects with two hipped roofs with a lower ridge. This projection steps back towards no 65, but retains the same hipped roof form. The use of the hipped roofs give an overall unity to the rear elevation, but the use of the step back avoids a symmetrical layout. This is an appropriate response to the Arts and Crafts style of the conservation area. The regular rhythm of the hipped roofs is reflected in the fenestration and in the larger openings onto the rear patio as well as in the layout of the dormer windows above.

Figure 63 Proposed Side Elevations

Landscape

5.29 Externally to the front of the site, it is proposed to replace the existing hard-standing with a permeable paving. It is also proposed to retain planting where possible and to add to this with native species to increase biodiversity. The existing leylandii tree is proposed to be replaced with a native species and an additional tree will be added. A low brick boundary wall will be constructed to the front with traditional hedge planting behind. It is not proposed to widen the access.

5.30 To the rear it is proposed to extend the existing area of soft landscape over the top of the basement. This will increase the area of natural planting and it is proposed to introduce a low retaining wall with steps up from a reduced patio. The rear garden would have natural planting with an area of grass and area of mixed wildflower grass planting with trees and shrubs to the boarders. The use of native species would increase the biodiversity of the site. In addition, it is proposed to have a green roof on the single storey flat roof area to the rear and side of the site.

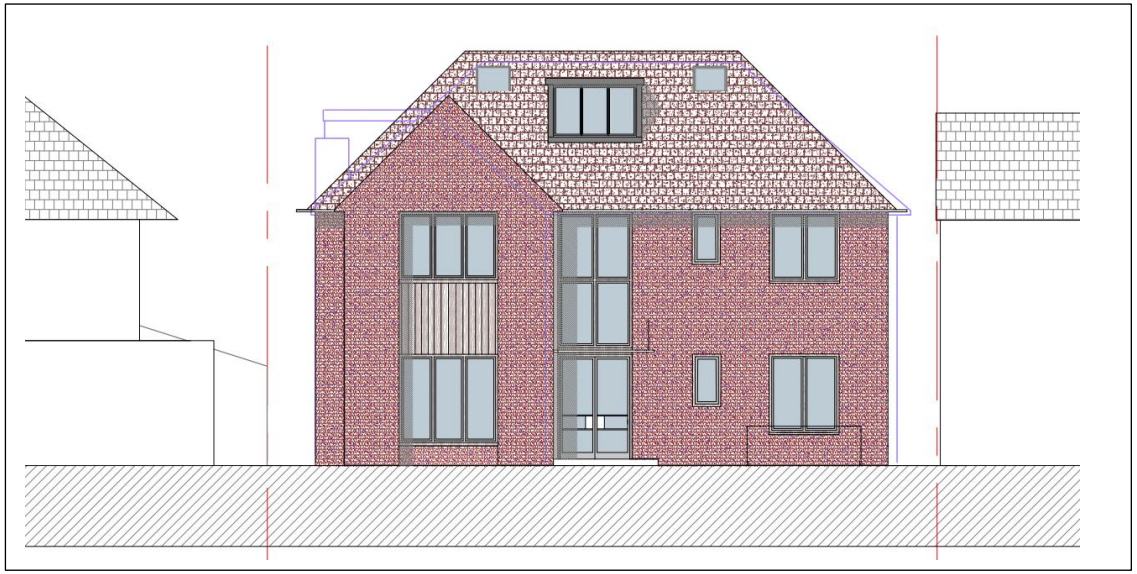

Figure 64 Proposed Rendered Front Elevation

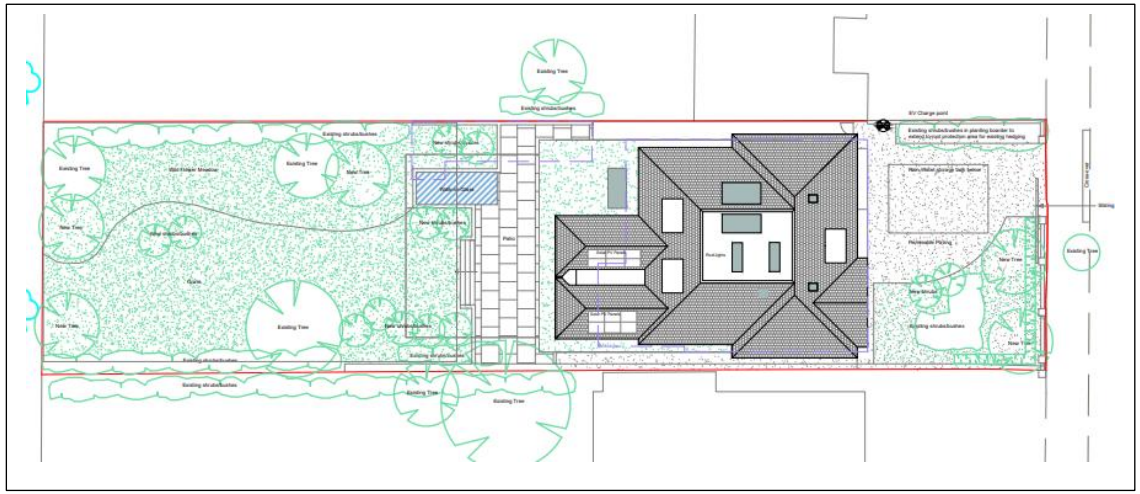

Figure 65 Proposed Roof Plan and Landscape Layout

Materials and Details

5.31 Theproposed materials would generally be in keeping with the existing materials in the area, in particular in the southern part of Sheldon Avenue. In addition, it is proposed that building details would follow the precedents of details considered earlier in this document in both the conservation area and in examples of Arts and Crafts architecture.

5.32 The roof is proposed as a plain tile with the use of ridge tiles and hip tiles and an exposed tile, bedded in mortar, verge. Projecting eaves are proposed with timber under-cloaking and vertically fixed metal gutters.

5.33 Walls will be in brickwork with the use of Ibstock Facing Brick West Hoathly Medium Multi Stock or similar. Window openings to have a brick header course.

5.34 Windows will be timber framed casement windows with mullions and transoms. Cills should be flush with the wall.

Figure 66 Exposed edge of plain tile bedded in mortar – wet verge detail

Figure 67 Timber casement windows detail with brick and timber

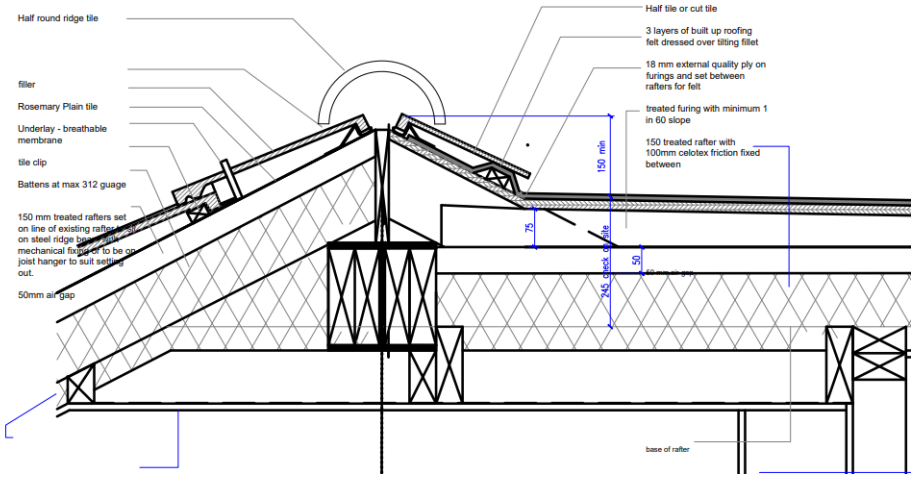

Figure 68 Ridge Detail

Amenity

5.35 The proposed new house would have good levels of amenity with large window openings serving habitable rooms and roof-lights providing additional daylight where openings are smaller on the second floor. External amenity space is generous.

5.36 There would be no overlooking of or to habitable rooms on or from neighbouring properties as all windows on side elevations would have obscure glazing.

5.37 The building form has been designed to minimise impact on neighbouring amenity. The first floor extends to the rear only to within a 45 degree line from the upper floor windows of 61 and 65 Sheldon Avenue so there would be no unacceptable loss of daylight and sunlight to neighbouring properties. There would also be no increased overlooking of neighbouring gardens, indeed overlooking would be reduced as the second floor windows are set between ridges of projecting roofs.

Figure 69 Ibstock West Hoathly Medium Multi Stock brick, tile and casement window

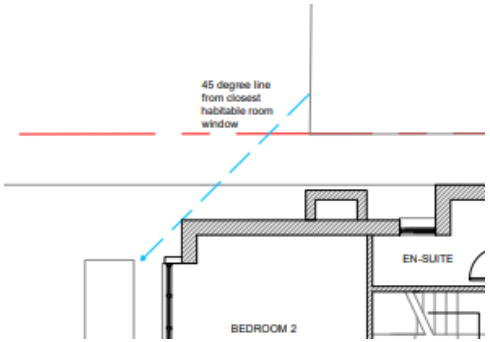

Figure 70 45 degree line from No 65 Sheldon Avenue

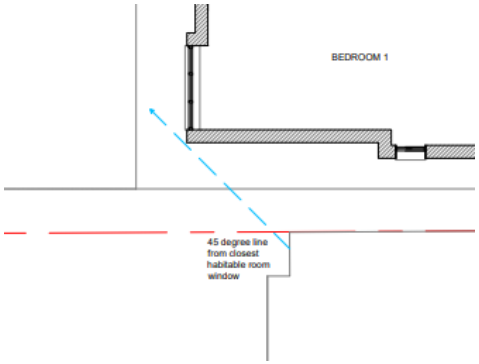

Figure 71 45 degree line from No 61 Sheldon Avenue

Sustainable Development

Energy and BREEAM Statement

5.38 The appoach to sustainability is set out in the Energy and Sustainability Report accompanying this application and follows the overarching sustainable hierarchy of clean, lean and green as follows;

Clean - Use of passive measures such as glazing, and thermal structure to minimise energy demand

Lean - Use of energy efficient services and plant to provide and match energy demand with a lower load on network

Green - Establishing a suitable approach to the low or zero carbon to reduce the impact on the environment.

5.39 The baseline for the energy strategy is the existing building for elements relating to the existing building and for the new build elements is based on a building which will comply with building regulation Part L 2013 England.

Clean

5.40 For the new building elements; the building will reduce energy demands by incorporating an improved U Value thermal envelope of wall, windows, roof and floor. The glazing systems will incorporate reduced g value to minimise heat gains to the building. Demand on hot water system will be reduced by improving insulation on the circulation system and improving efficiency of plant.

Lean

5.41 For new building elements; the services will respond to the building demand by using highly efficient plant including: heat exchangers in ventilation systems; ventilation with low specific fan power; lighting with good efficiency and; smart meter technology

Green

5.42 For new elements it is proposed to use a modern Combined Heat and Power Plant to provide hot water heating for the relatively high demands on hot water that hotels experience. The plant would be compliant with air quality standards for low carbon plant.

5.43 There are no immediately accessible heat networks for these proposals to connect into.

Environmental Resilience

5.44 It is proposed that the new building elements should achieve a standard for BREEAM UK New Construction of very good.

5.45 The proposals will incorporate water efficiency measures to achieve a consumption target of ‘excellent’ Wat 01 rating

5.46 The proposed landscaping schemes will take account of the need to be resilient to higher temperatures and scarce water supply. There will be a substantial increase in the ‘greening’ of the site, which will contribute to passive cooling.

Flood Risk and Surface Drainage

5.47 The site is not in a flood risk zone or a critical drainage area. The removal of the large area of hard-standing at the rear and front of the site will substantially reduce the level of surface water runoff from the site. The introduction of a soft landscaping scheme at the rear will allow for surface water to drain naturally into the ground.

5.48 A sustainable urban drainage system will be in place for the new building elements. Surface water run-off from new building elements will drain into a soak-away in the garden that will drain naturally into the ground aquifer.

5.49 A drainage section is included within the Basement Impact Assessment with regard to the provision of the proposed new basement.

Biodiversity

5.50 A Biodiversity Net Gain calculation accompanies the application

5.51 At the front it is also proposed to retain planting where possible and to add to this with native species to increase biodiversity. Native species would be used such as privet.

5.52 To the rear it is proposed to extend the existing area of soft landscape over the top of the basement. This will increase the area of natural planting and it is proposed to introduce a low retaining wall with steps up from a reduced patio. The rear garden would have natural planting with an area of grass and area of mixed wildflower grass planting with trees and shrubs to the boarders. The use of native species would increase the biodiversity of the site. In addition, it is proposed to have a green roof on the single storey flat roof area to the rear and side of the site.

Arboriculture

5.53 An Arboricultural Impact Assessment and Method Statement accompanies this application. It shows the application will have minimal impact on high quality trees.

Waste and Recycling

5.54 Current refuse collection arrangements will be maintained. Wheely bins will be stored out od site in the side passage.

Transport

5.55 The site currently has provision for two cars to park in the garage. It is proposed to maintain the provision for two cars, but on the reconfigured driveway. The existing cross-over would be retained.

Basement Impact

5.56 A basement Impact Assessment has been provided as part of this application. It concludes that there would be no unacceptable adverse impacts associated with the proposed new basement and its construction.

6.0 Heritage and Impact Assessment

Heritage Impact Assessment

6.1 Chapter 3 provides an assessment of the existing building. The loss of the existing building is not considered to do harm to the conservation area.

6.2 The proposed new building follows the existing building line of the street and of the existing building. The proposed new building occupies the same footprint with regard to the width of the site and maintains the existing gaps between properties. Gaps between buildings at the northern end of Sheldon Avenue are generally narrower than in the rest of the street, but the existing gap is being maintained.

6.3 The proposed new building at the rear extends beyond the depth of the existing building. It does not extend beyond the depth of the existing out-building at ground floor level and there are examples of deeper buildings at ground floor level in the street. In addition, at first floor level the proposed new building does not extend significantly beyond the depth of neighbouring buildings.

6.4 The most significant proposed increase in floor area is through the provision of a new basement. The new basement would not be visible from the street and does not extend below the front garden/driveway as seen in other recent planning permissions. The only evidence of the basement from the street would be a simple metal railing to protect the two small lightwells proposed at the front of the building, which would be largely screened by planting. At the rear the only evidence of the basement would be an area of walk-on glass to provide daylight to the pool below.

6.5 The proposed new footprint does not, therefore, impact adversely or cause harm to the conservation area and the streetscene.

6.6 The height of the proposed building to the ridge line is 0.35m higher than the existing ridge line. The proposed line of the ridge is at the same level as No 61 Sheldon Avenue and is higher than 65 Sheldon Avenue. The existing ridge line is already above the ridge line of No 65 and it is not considered that the proposed modest increase in height would have a detrimental impact on the new building's relationship with No 65 Sheldon Avenue and indeed No 61 Sheldon Avenue. The ridge line is lower than recent permissions that have been granted nearby in the street such as No 55 and 64 Sheldon Avenue. The proposed eaves height is the same as existing and similar to the eaves heights of surrounding buildings

6.7 It is not considered that the height and scale of the proposed new house would, therefore, impact adversely or cause harm to the conservation area and the streetscene.

6.8 The massing of the proposed new building would present a two storey to eaves building occupying the same width of the site as the existing building with the same eaves height. There would be a gable to the front, which would be in the same place as the existing gable. The proposed pitch of the roof would be steeper than the existing building and this would bring the ridge closer to the front of the proposed new building. The proposed pitch of the roof has been designed to match that of Arts and Crafts building examples as seen in the examples above and is identical to that of the Red House by Webb (see figure 55). The steeper pitch is an essential element of the Arts and Crafts style as it is the principle feature that gives the proportion of roof to wall in the composition of the elevations, which is a fundamental design parameter of the movement. Without this approximately 40/60 proportion of wall to roof the authenticity of the aesthetic would be lost.

6.9 The apparent massing of the building in particular of the side elevations is proposed to be broken up by expressing the roof on the side elevations at the front of the property and recessing the side elevation beyond that. This would create the impression of a building range to the front, which is of a modest depth with a range perpendicular to it behind, which steps down further to the rear. The use of ridge tiles would emphasise this appearance. This design approach would break up the massing of the building and would give a significantly less bulky appearance than other recent new buildings in the street. Dormer windows would be set back from the eaves and would be of a modest size at the front, reflecting the design concept of the Arts and Crafts style and be in keeping with original examples in the conservation area.

6.10 It is not considered that the massing of the proposed new building would, therefore, impact adversely or cause harm to the conservation area and the streetscene.

6.11 The visual appearance of the proposed new building draws on influence from the Arts and Crafts Style generally and from buildings in the conservation area, in particular those in the southern part of Sheldon Avenue. The elevations have been crafted to reflect appropriate design features and details, following a study of the Arts and Crafts movement to gain an appreciation its underlying ethos. The elements of the design have been carefully considered to balance the proportions of roof to wall, solid to void and vertical to horizontal elements.

6.12 The proposed new building presents a vertical gable with pitched roof to the street. It incorporates the horizontal features of the strong eaves line and ribbon of windows along with a horizontal first floor projecting roof over the entrance and projecting single storey bay. The

windows are of a horizontal emphasis, broken up with mullions. The visual appearance gives a pleasing form that references the Arts and Crafts movement and features associated with the style, but importantly brings these elements together a coherent building form that has integrity with the function of the building as a single dwelling.

6.13 The proportion of solid to void reflects the traditional vernacular referenced in the Arts and Crafts movement and the use of regular, but not symmetrical openings also reflects many examples of the style, including those within the conservation area. In particular the use of smaller dormers in the roof, honestly reflects the smaller 'secondary' rooms on the second floor again referencing buildings within the conservation area.

6.14 The materials proposed are traditional and reflect those used in the conservation area. These include plain clay roof tiles with hip bonnets and ridge tiles, timber facias and under-cloaking to eaves, exposed tile verges, timber casement windows and brickwork external walls.

6.15 It is not considered that the visual appearance of the proposed new building would, therefore, impact adversely or cause harm to the conservation area and the streetscene.

6.16 The proposed landscape is proposed to be relatively natural given the constraints of a rectangular suburban site, based on the principles of Arts and Crafts landscape proponents such as Gertrude Jekyll albeit on a significantly smaller scale and also taking references from some of the more traditional gardens in the southern part of Sheldon Avenue. It is proposed to have a low brick wall to the front of the property with low hedge planting behind and shrubs. It is also proposed to replace the Leylandii tree with two native deciduous species that will be more transparent especially from autumn to spring.

6.17 The rear garden will be extended towards the house and will have a curving path with grass and wild flowers to either side. New trees and shrubs will be introduced to create a more picturesque setting for the rear of the house.

6.18 It is not considered that the landscape around the proposed new building would, therefore, impact adversely or cause harm to the conservation area

6.19 Over-all the proposals introduce a new building that reflects the original design intent of the Sheldon Avenue part of the conservation area. It is considered that the northern part of Sheldon Road has become fragmented with a mix of building styles, which do not reflect the Arts and Crafts style of the conservation area. The proposed new building would make a reference to the historical development of

the conservation area and introduce a building that reflects the prevailing architectural style of the original design intent of this part of the conservation area.

6.20 As such it is considered that the proposed development would preserve the conservation area and would enhance the setting of the conservation area assisting in its interpretation more widely.

Impact of the Proposals

6.21 The proposals are in line with the relevant residential standards and would there for provide a high-quality living environment and amenity for future occupiers

6.22 The proposals have been assessed as part of the Energy and Sustainability Report attached to the application, which concludes that there will be significant improvements to the building energy performance and building standards more generally when compared with the existing building.

6.23 The proposals would not have an adverse impact on neighbouring amenity in terms of daylight and sunlight or overlooking

6.24 The proposed basement has been assessed as part of the Basement Impact Assessment, which concluded there would be no unacceptable adverse impact to the surroundings

6.25 The built form would not cause harm to the streetscene, given that it is of a similar size and proportion to the existing building when viewed from Sheldon Avenue. It will introduce visual interest and higher quality materials more in keeping with the surroundings.

6.26 There will be improvements to the landscape around the proposed new building and there will be improvements to the biodiversity of the site.

6.27 Access arrangements will not be altered and there will continue to be access for two cars from the existing cross over on Sheldon Avenue.

7.0 Conclusion

7.1 This Planning Application with Demolition in a Conservation is for the demolition of an existing 1960s 6 bedroom house on three floors and its replacement with a new 7 bedroom house on three floors with basement. It is an identical duplicate/application to the Approved and existing Planning Permission granted in 2023. It provides enhanced living accommodation in a new family home. It is of a similar though lesser scale to recent developments in the area, which have been granted planning permission.

7.2 Following a review of planning policy it is considered that the application is in line with the National Planning Policy Framework 2021 and the Local Development Plan that comprises the London Plan 2021 and the Haringey Local Plan 2017 and Haringey Development Management Policies 2017 as well as the Highgate Neighbourhood Plan. In particular, the proposals accord with the requirements of the Council's policy on basements as set out in the Basement Impact Assessment and policies on Heritage, in particular the Highgate Conservation Area Character Appraisal and Management Plan 2013 including sub area 7 – Bishops.

7.3 This Heritage Impact Assessment also concludes that the proposals would preserve and enhance the conservation area and comply with relevant policies such as Policy DM9, which states *the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.*

7.4 It is concluded that the proposal would not have unacceptable adverse impacts on neighbouring amenity as set out above and in the Basement Impact Assessment and it is understood that the Council may wish to impose conditions on any future Planning Permission to ensure the amenity of surrounding occupiers.

7.5 The proposals would bring sustainability and biodiversity benefits as set out in the Energy and Sustainability Report, Biodiversity Net Gain Calculation with minimal impact on the existing landscape as set out in the Arboricultural Impact Assessment and Method Statement.

7.6 Given that the proposals provide sustainable development in accord with the development plan policies in line with the NPPF 2021 and that this application is identical to the existing Planning Permission that exists on the site granted in 2023, it is requested that planning permission be granted for the proposed development.