

Boama Daniel

From: Ruth Mitchell1
Sent: 24 March 2026 11:12
To: Boama Daniel
Subject: HGY/2026/0180 - First Floor Flat, 133 Philip Lane, Tottenham, London, N15 4JR

Hi Daniel

133 Philip Lane is a locally listed building located within the Clyde Circus Conservation Area and is considered to positively contribute to the significance of the Conservation Area. The significance of the Clyde Circus Conservation Area derives from its origins as an area of open land between two historic routes, and its transformation into a densely built-up part of London's growing suburbs within a short timeframe of 60 years. The architecture and layout influenced by changing fashion and changing economic and social factors and driven by the arrival of the railways and cheap public transport. The terrace which No. 133 is part of positively contributes to the significance of the Clyde Circus Conservation Area as a good example of the C19 development which occurred on this main road. No 133 is part of 117-141, a long three-storey C19 terrace with paired porches set within recessed links, built in stock brick with moulded stucco string-courses and cornices. With the exception of No. 129, this is still a relatively well-preserved group, though suffering from lack of maintenance in parts. A number of houses have original sashes with typical three-pane glazing patterns - but painted brickwork, loss of stucco mouldings and parking hard standings have detracted from its integrity. No. 133 lies at the terminus of the views down Dongola Road, and at the rear from Lawrence Road making it visible in the round. The roof form of the terrace is visible in these views the parapet, regularly punctuated by the pitched roofs and chimneys .

The proposed upwards extension is an inappropriate addition. It is a bulky addition, visible from the surrounds which and has no relationship to the building below. It would be a prominent and incongruous addition to the building which would detract from the C19 design of the terrace, with its carefully proportioned floors and openings. The extension would also disrupt the definition of the chimney stacks and the pitched roof element and would be visually subsumed into the bulk of the new floor behind. Whilst the extension has been set back from the front it would still be a visible and incongruous addition and this does not mitigate the identified harm.

The proposed additional storey would be considered to cause less than substantial harm to the significance of the Clyde Circus Conservation Area as it would be a prominent and incongruous addition which would by eroding the design and form of the distinctive locally listed C19 terrace, and its contribution as part of the distinctive streetscape. As the Clyde Circus Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits, in line with S72 of the L(PLBCA)A, local plan policy DM(9) and paragraphs 212,213, 215 of the NPPF. The proposal would also be considered to cause some harm to the significance of the adjacent locally listed building, and this harm would need to be outweighed by the benefits of the scheme in accordance with DM(9) and NPPF paragraph 216.

Accordingly, Conservation would object to this application.

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Environment and Resident Experience | Haringey Council

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Please note the above opinion represents informal officer opinion only, and does not prejudice to all future formal Council decisions and accompanying procedures.