



16th April, 2026
London, UK

Planning Department
River Park House
225 High Road
Wood Green
N22 8HQ

HERITAGE STATEMENT

53 Ferme Park Road, London N4 4EB
Stroud Green Conservation Area

1. Introduction

This Heritage Statement evaluates the effects of the proposed change of use from C3 to Class E at 53 Ferme Park Road, a Victorian end-of-terrace property on the south-western side of Ferme Park Road, within the Stroud Green Conservation Area.

The proposal involves no external alterations, signage, or changes to the building's architectural fabric.

2. Heritage Context

2.1 The Conservation Area

The Stroud Green Conservation Area is defined by:

- Predominantly 19th-century Victorian houses
- High-quality facing brickwork and stucco
- Cast-iron pipes, railings, and decorative motifs
- Bay windows and ornamental façades
- A cohesive historic streetscape

The historic environment is essential to the area's character, and the proposal respects this by avoiding any external change.

2.2 The Application Property: 53 Ferme Park Road is a three-storey detached Victorian house, likely constructed in phases:

- The main house dates from c.1883, confirmed by a façade inscription.
- Later extensions have been added during the 21st century, observation evidenced by:
- Differing brick types
- Variations in roof pitch and structure
- Architectural features include:
- Victorian sash windows with large panes (front)
- Stucco, motifs, bay windows, and decorative detailing
- A central top window with Gothic-style characteristics

These elements collectively contribute to the building's Late Victorian architectural identity.

3. Description of the Proposal

The proposal is limited to:

- Internal change of use from residential to office
- No external works
- No alterations to windows, doors, materials, or decorative features



- No signage
- No impact on the public realm or streetscape

4. Legislative and Policy Framework

The proposal has been assessed against:

- Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 72(1)
- NPPF (2023), Chapter 16
- Haringey Local Plan Policies DM9, DM12, SP11

Because the proposal involves no external change, it preserves the conservation area's character and appearance.

5. Assessment of Heritage Impact

5.1 Impact on Character and Appearance

The proposal does not alter:

- The façade
- Architectural detailing
- Materials
- Roofscape
- Street-facing elevations
- Views into or out of the conservation area

The conservation area's significance is therefore preserved.

5.2 Impact on Historic Fabric

No historic fabric is removed or altered.

The change is entirely internal and reversible.

5.3 Impact on Setting

The change of use has no impact on:

- Streetscape
- Public realm
- Architectural coherence
- Heritage setting

5.4 Cumulative Impact

No cumulative heritage impact arises because no external works are proposed.

6. Conclusion

The proposal:

- Causes no harm to the character or appearance of the Stroud Green Conservation Area
- Preserves the building's Victorian architectural significance
- Complies with statutory duties and planning policy
- Represents a heritage-neutral, sustainable re-use of existing space

In summary, the proposal meets the heritage requirements and as outlined in the plans, fully comply with local heritage policies.

Megaplan, 2026.