



PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

**OLD CHAPEL PLACE
PRINCES AVENUE
N10 3LT**

APRIL 2026

**RENNIE & PARTNERS,
26 HIGH ROAD,
EAST FINCHLEY
N2 9PJ**

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1.0 INTRODUCTION

1.1 Overview:

- 1.1.01 This Heritage Appraisal & Impact Assessment has been prepared on behalf of Old Chapel Place (Freeholders) Limited (Company No.07022272) for the freeholders of Old Chapel Place.
- 1.1.02 The appraisal and assessment are provided in order to consider the impact of replacing the existing front bin store upon the heritage significance and character of Old Chapel Place.
- 1.1.03 In addition to the requisite application forms and this Planning, Heritage and Design and Access Statement, the application is accompanied by the following drawings:
- Location Plan: Drawing No.OCP.001
 - Site Plan: Drawing No.OCP.002
 - Existing Plan & Elevations: Drawing No.OCP.003
 - Proposed Plans & Elevations: Drawing No.OCP.004
- 1.1.04 This Statement sets out relevant planning policy, planning history, and assesses the scheme in accordance with the requirements of the Development Plan and other material considerations, including the National Planning Policy Framework (NPPF).
- 1.1.05 The appraisal and assessment have been carried out to accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 S.16 (2) and the National Planning Policy Framework (NPPF), paras. 128 and 129:

Para. 128 In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary ...

Para. 129 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment 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.

1.02 Author

- 1.02.01 The appraisal and assessment have been undertaken by Michele Sautschak MRICS BSc an appropriately qualified and experienced planning professional as required by the NPPF.

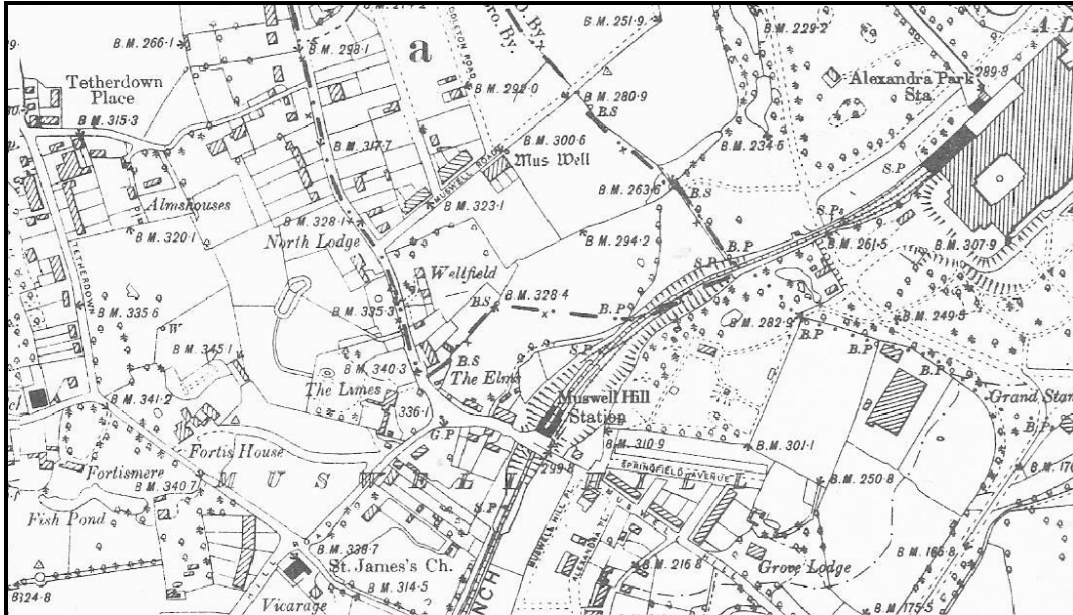
2.0 SITE & SURROUNDINGS

- 2.1 The application site forms part of Old Chapel Place located on southwest side of Princes Avenue close to the junction with Muswell Hill Broadway.
- 2.2 The property is located with a well-established residential area of Edwardian housing.
- 2.3 The application site is located within Muswell Hill Conservation Area.

3.0 PLANNING HISTORY

3.1 General History of Muswell Hill:

- 3.1.01 Until the end of the 19th century Muswell Hill remained a rural area of pasture, woods and open spaces situated on the edge of a glacial plateau overlooking the Thames and Lea valleys.
- 3.1.02 In the middle of the nineteenth century, farmland to the east of Muswell Hill was sold for the creation of Alexandra Park followed by the opening of Alexandra Palace in 1873. This in turn led to the construction of a branch railway line from Highgate connecting with Finsbury Park and the City, with a station in Muswell Hill (see under Alexandra Palace and Park).
- 3.1.03 In 1896 James Edmondson a builder from Highbury developed Queens Avenue across The Limes estate and began building the Broadway shopping parade. Edmondson developed six estates in Muswell Hill – The Limes, The Elms, Fortis House, Wellfield, North Lodge and Hillfield.
- 3.1.04 In 1895 Samuel Soames sold his Fortismere Estate to William Jeffries Collins, the second important builder of Muswell Hill, who bought 'The Firs' estate the following year and developed the Rookfield estate on the hill in the first decade of the 20th century.
- 3.1.05 Muswell Hill remains a relatively well preserved Edwardian suburb.
- 3.1.06 Enclosed are OS maps (Map 01) from 1894-6 showing Muswell Hill to be relatively rural and (Map 02) from 1920 showing Muswell Hill having been developed and includes Princes Avenue and Old Chapel Place.



MAP 01 - Extracted from 1894-6 Ordnance Survey map (re-surveyed 1893-4)



MAP 02 - Extracted from 1920 Ordnance Survey map (surveyed 1862-68, revised in 1910-13), published by the Hornsey Historical Society, 1992

3.2 History of Old Chapel Place:

- 3.2.01 Old Chapel Place is a residential conversion of a former Presbyterian church hall. The building is associated with the neighbouring Grade II listed Muswell Hill Presbyterian Church, built in 1902 (List No. 1079177). The church was designed by George Baines in late Art Nouveau Gothic with a corner tower topped by a copper spirelet. The building consists of white flints contrasting with the red brick of the Ruabon Terra-Cotta Co. Ltd of North Wales. A temporary church, designed by Arthur Beeds was built at the rear of the site. It opened in 1898. When the main church was opened in 1902 the two churches merged; the temporary church becoming the subject church hall.
- 3.2.02 Old Chapel Place, the former church hall was converted in 9 No. flats circa 1985 accessed via the original entrance off Princes Avenue.

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3.2.03 The main church was first listed in 1976 and became redundant in 1972. In 1995 permission was granted to convert it into the O’Neil’s pub. In 2017 the pub was converted into a Miller and Carter Steakhouse.

4.0 PROPOSED DEVELOPMENT

4.1.01 The property presently has a purpose-built bin store to the front elevation abutting the public pavement (refer to photos No.01 & 02). This bin store is substantially undersized for the 9 No. flats within the Old Chapel Place (photo No.03). The limited size of the bin store prevents the ability to segregate types of waste (green/food/general), whilst limited height of the enclosure and narrow sliding doors prevents the use of closable bins within the store. This increases the risk of stored rubbish bags being broken into by vermin, which in turn increases health risks to residents and making refuse collection difficult.



Photo No.1



Photo No.2



Photo No.3

- 4.1.02 The inability to adopt closeable bins of suitable size also results in unwanted odours.
- 4.1.03 There is no other available outside space to store refuse on the site since the narrow strip of land in front of the building is the only available communal open space.
- 4.1.04 Internally the communal area comprises a ground floor lobby and corridor, with a staircase serving a short 1st floor landing. There is no internal space for communal waste storage.
- 4.1.05 The proposed development entails replacing the existing enclosed bin store with a slightly wider enclosed bin store sympathetic to the design of the existing building. The new store will be slightly taller to facilitate the use of bins. The new store will effectively be able to store approx. 50% more waste with improved access for residents and waste collections via side hinged timber doors.
- 4.1.06 The store walls will be facing brick construction to match the original and the roof will be flat and set below the infilled arched window, highlighted in photos No.1 and 2.

5.0 PLANNING POLICY

5.1 Planning & Compulsory Purchase Act 2004 & the Town & Country Planning Act 1990:

- 5.1.01 Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 sets out that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the adopted Development Plan Documents (DPDs). Material considerations include National Planning Guidance, and in particular the National Planning Policy Framework (NPPF), together with supplementary planning documents adopted by the Local Planning Authority (LPA).

5.2 National Planning Policy Framework (NPPF):

- 5.2.01 The NPPF sets out the Government's planning policies for England and how these should be applied. (NPPF Paragraph **131**) - *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in*

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which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

5.3 Haringey Local Plan

5.3.01 The Haringey Local Plan consolidated with alterations since 2017 sets out the Council's planning policies and vision for the borough. The following strategic policies are considered most relevant to the consideration of this application:

- SP6 Waste & Recycling
- SP11 Design

5.4 London Plan 2021

5.4.01 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The following policies are considered most relevant to the consideration of this application:

- Policy HC1 Heritage Conservation and Growth.
- Policy D2 Infrastructure Requirements for Sustainable Densities.
- Policy D4 Delivering Good Design

5.5 Haringey Waste Management Guidance Note for Residential & Mixed Use Developments:

5.5.01 This guidance is supplementary to that given within the Haringey Local Plan document 'Sustainable Design & Construction, Supplementary Planning Document', adopted March 2013.

5.5.02 The guidance set out that adequate storage space must be provided for a full set of bins: residual, recycling, food and garden waste. The kitchen area should allow space for separate internal mixed recycling and refuse waste bins and for a 7-litre food caddy. No waste, loose or within bins, can be presented on the highway (pavement or road).

5.6 Haringey Local Plan 'Sustainable Design & Construction, Supplementary Planning Document', adopted March 2013.

5.6.01 Section 8 stipulates that *"All waste storage areas, internal and external, must be easily accessible to both collectors and occupants. Enough space should be provided on-site to securely and safely store all waste and recycling containers"*.

6.0 CONSIDERATIONS

6.1 General:

6.1.01 Given that this proposal solely seeks the installation of a replacement bin store, it is submitted that the main issues for consideration are the design of the proposal and its impact on the character of the building and wider Conservation Area and the ability to improve the waste storage on site for the existing residents.

6.2 Design and Impact on Character of Building:

6.2.01 Policy SP11 of the Haringey Local Plan confirms:

6.1.3 *Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.*

6.1.4 *The Council will insist on high quality design throughout the borough. In accordance with government guidance in paragraph 64 of the NPPF, the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life (BfL) criteria in the assessment of proposals for residential developments. Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (<http://building-in-context.org/>).*

6.1.5 *Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.*

6.2.02 It is also submitted that the new enclosed bin store with masonry walls and timber gates will improve appearance of the frontage whilst retaining a section of landscaped land, thereby acknowledge Policy SP11 of the Haringey Local Plan and paragraph 131 of the NPPF.

6.3 Waste management:

6.3.01 Policy SP5 of the Haringey Local Plan confirms *“Haringey is committed to the sustainable management of waste through prioritising waste reduction, reuse and recycling, as reflected in the Sustainable Community Strategy and the Greenest Borough Strategy”*

6.3.02 Haringey Councils Sustainability Appraisal (SA) Report published 2015 stipulates within section 10.22.1 *“There is a need to reduce consumption of raw materials and increase re-use and recycling rates, notwithstanding the fact that Haringey currently achieves good recycling rates”*.

6.3.03 The proposed scheme will aid ability to recycle from improved bin store and therefore acknowledges Policy SP5 of the Haringey Local Plan and section 10.22.1 of Haringey Councils Sustainability Appraisal (SA) Report published 2015.

7.0 HERITAGE STATEMENT

7.01 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas.

7.02 The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine applications in accordance with the Development Plan unless material considerations indicate otherwise.

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- 7.03 Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal.
- 7.04 Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm.
- 7.05 Paragraph 202 states:
“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.”

Statutory Designations

- 7.06 The building the subject of this application is not a listed building however, it does falls within a Conservation Area. It also lies immediately adjacent to a listed building

Impact of Proposals on Significance

- 7.07 It is submitted that the installation of the bins store will cause no harm to the significance of the designated Conservation Area within which the application site falls, nor to the setting of the immediately neighbouring Conservation Area.
- 7.08 The proposed bins store with its masonry walls, flat roof and timber gates are in keeping with the design of the existing bin store. We consider the design will have no impact on the significance of the Conservation Area and will not look out of keeping, nor will it detract from the character of the wider area. A high-quality construction is specified. On the basis that the proposal is submitted to have a neutral impact on the significance of the heritage assets there is no need to carry out the balancing exercise required by paragraph 202 of the NPPF. The proposals will preserve the special character and appearance of the heritage assets and therefore accord with Haringey’s Local Plan.

8.0 CONCLUSION

- 8.1 To summarise, planning permission is being sought to install a replacement bin store within the limited frontage to provide improved waste storage to facilitate recycling whilst maintaining an area of landscaped garden adjacent the communal entrance.
- 8.2 The proposed bin store will be in keeping with the original bin-store and will not require alterations/changes to the main building. The bins store will of a high-quality design. It is for the reasons set out in this statement that it is submitted that the proposals accord with the relevant policies of the Development Plan and can therefore be supported.