

HERITAGE STATEMENT
135 Risley Avenue, London, N17 7HN



HOUSEHOLDER PLANNING APPLICATION:
SINGLE STOREY REAR EXTENSION

1. Site & Designation

- a. The application site comprises a two-storey mid-terrace dwelling located on the northern side of Risley Avenue within the Tower Gardens Conservation Area.
- b. The property is not statutorily listed and does not fall within the curtilage of a listed building. The Conservation Area is characterised by a consistent terrace form and coherent residential townscape.



2. Existing Condition

- a. The property currently includes a dilapidated rear outrigger projection



b.

3. Proposed Development

- a. The proposal involves:
 - i. Demolition of the existing rear outrigger; and
 - ii. Erection of a single storey rear extension projecting approx. 3.0m
- b. The extension is modest in scale and reads as a subservient infill addition to the host dwelling.

4. Assessment of Heritage Impact

- a. The proposed development is confined to the rear and will not be visible from the public realm. The principal elevation and the uniform appearance of the terrace along Risley Avenue will therefore remain unaffected.
- b. The scale, form, and siting of the extension are consistent with typical rear additions within the area and preserve the established character and appearance of the Conservation Area.



- c. Notwithstanding the demolition, in planning terms the resultant built volume effectively constitutes merely an infill extension, which would otherwise fall within the parameters of PD under Class A of Part 1, Schedule 2 of the GPDO, and would not have any inherent harm arising from the scale or nature of the works.

5. Conclusion

- a. The proposal will preserve the character and appearance of the Tower Gardens Conservation Area, resulting in no harm to its significance.
- b. The development is therefore compliant with local and national heritage policy, and there are no heritage grounds on which to withhold planning permission.mews properties.

