

PLANNING, DESIGN AND ACCESS & HERITAGE STATEMENT

**Miller & Carter, 87 Muswell Hill Broadway, Muswell Hill,
London, N10 3HA**

May 2026



Figure 1: Miller & Carter, Muswell Hill

INTRODUCTION

This Statement accompanies applications that seek planning permission and listed building consent to replace external ducting that is part of the kitchen ventilation system serving the Miller & Carter Bar and Restaurant, Muswell Hill.

THE SITE AND ITS BACKGROUND

Miller & Carter occupies a Grade II listed building, situated in the Muswell Hill Conservation Area on the north side of Muswell Hill Broadway adjacent to its junction with Princes Avenue. The building is an early C20 church that has been converted to public house/restaurant use.

In 2017, the Company refurbished the building under planning & listed building consents HGY/2017/1498 & HGY/2017/1499. Approved elevation drawing 4173/213 shows a vertical terminus at the top of a rear roof slope, with extract louvre and boiler flue below (see Figures 2 and 3).

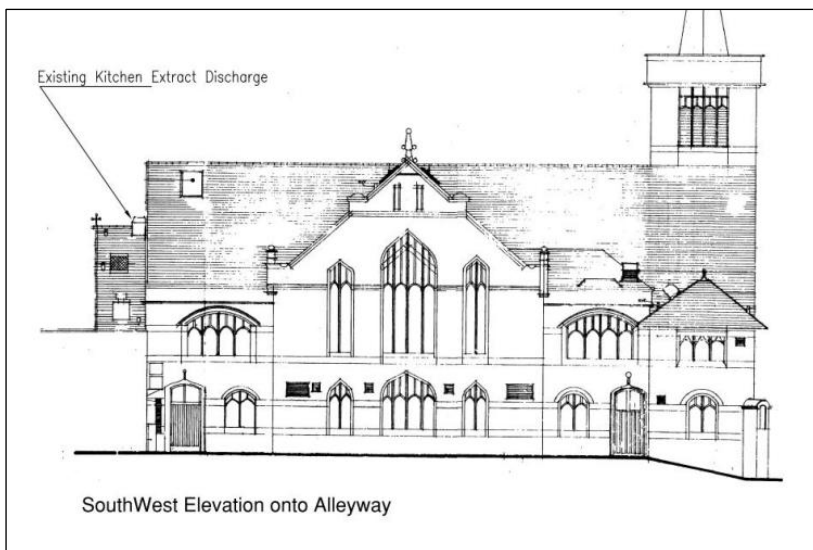


Figure 2: Drawing 4173/213 Southwest Elevation

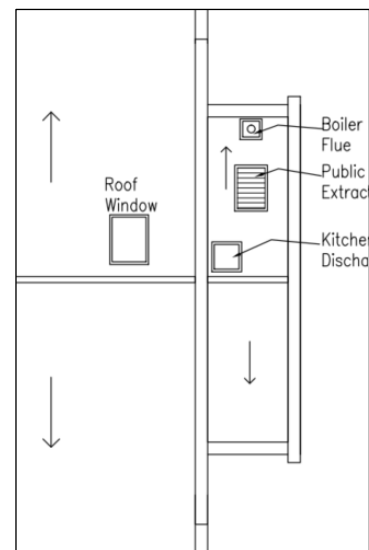


Figure 3: Drawing 4173/213 Extract from Roof Plan

The extract terminus proved difficult to access and resulting in a build-up of grease which was a fire hazard. The Company, therefore, replaced it with a terminus, with access hatch, lower down the roof slope in the place of the boiler flue (see Figure 4). The boiler flue was no longer needed as the Company has pivoted the operation to electricity.

The new, lower, terminus was the subject of a compliant, as a result of which the Council requested that the Company revise the size of the external ducting in order to make it less prominent.

THE PROPOSAL

The restaurant kitchen is situated on the ground floor at the rear of the property. The extract side of the ventilation system rises through a mezzanine floor and then behind a modern screen, both of which were installed when the building was converted to public house/restaurant use in the late 1990s (the site's planning history is summarised at Appendix 1), before



Figure 4: Current Terminus

terminating on the rear roof slope. The Company has been able to move some of the system internally in a manner that does not impact any historic fabric or structure, so allowing it to reduce the size of the external part, which now comprises a short vertically flue, from the existing opening, with cowl on top to stop rain getting into the system.

Figures 5 & 6 demonstrate that the external part of the system is significantly smaller, and lower in height, than the existing ducting.

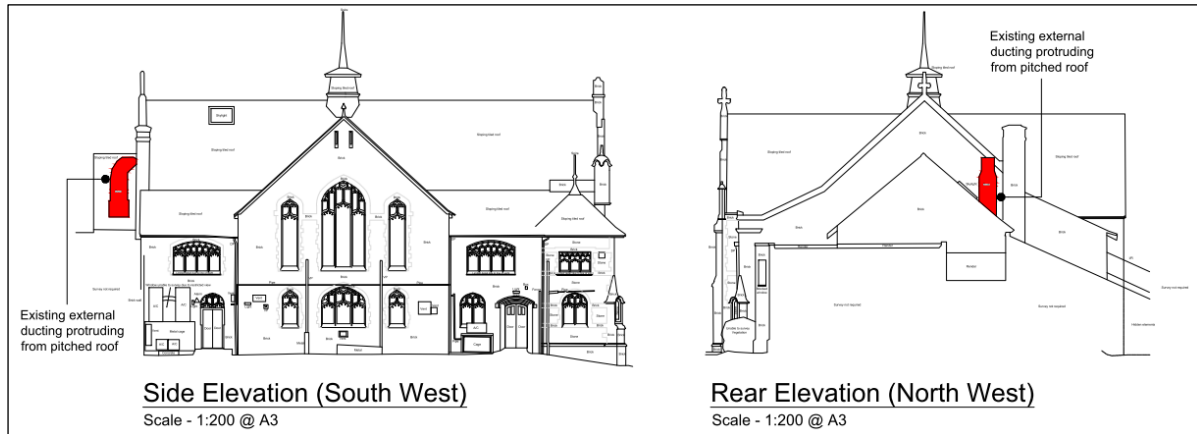


Figure 5: Existing Elevations



Figure 6: Proposed Elevations

DESIGN & ACCESS

Layout, Scale & Appearance: No extensions are proposed with the only external alteration being the replacement of the external ducting to the extract side of the existing kitchen ventilation system which is positioned on a low down on a rear roof slope.

Access: No changes are proposed to pedestrian or vehicle ingress/egress, or internal circulation arrangements.

Landscaping: The works do not impact any existing landscape features.

HERITAGE FRAMEWORK

Paragraph 207 of the National Planning Policy Framework (NPPF) states that:-

“... 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”.

Paragraph 214 provides that:-

“... where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss”.

Paragraph 215 states that:-

“... 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 optimum viable use”.

In order to prepare this assessment, the following has been undertaken/referenced:

- A site visit.
- The site’s planning history as it is available on the Council’s website.
- The List Description.
- Muswell Hill Conservation Area Character Appraisal.
- The Great London Historic Environment Record.

This Statement is proportionate to the significance of the heritage asset(s) and the potential impacts.

IDENTIFICATION AND SIGNIFICANCE OF THE HERITAGE ASSETS

United Reformed Church

The List Description for the property reads as follows: -

4415 MUSWELL HILL BROADWAY, N10 (North Side) United Reformed Church. Muswell Hill TQ 2889 21/286

1902 (dated on foundation stone) by Geo. And R P Baines. Decorative building in Art Nouveau late gothic style, of striking materials, Walls of rough, white flint rubble with proud black pointing and dressings of intensely red brick and terracotta. Road front has tall central gable with huge traceried upper windows. At left a one-bay section under slated roof with over hanging-eavea on wrought iron angle brackets. At right a tower of four stages with shaped parapet. Central doorway in gabled projection and projecting aide entrances, all with diagonal buttresses and many chamfered oe8aental arched fading into splayed jambs. On right return two similar doorways and pointed-arched windows, Wide gabled transept, Deeply coved window architraves. Elaborate fishbone iron hinges to doors.

Muswell Hill Conservation Area

The London Borough of Haringey adopted a Character Appraisal for the Muswell Hill Conservation Area on 11th February 2008.

The former United Reformed Church is noted a being a landmark building within the street and in views from the south-western end of Princes Avenue. It is described as being built in 1902 by George & R P Baines in Art Nouveau late Gothic style using striking materials.

The walls are of rough white flint rubble with proud black pointing and contrasting intensely red brick and terracotta dressings. The corner location is emphasised by a tower of four stages with shaped parapet surmounted by a small conical spire and flagpole.

The Muswell Hill Broadway elevation has a lower one-bay section to the left under a slate roof with overhanging eaves supported on wrought iron angle brackets and a tall central gabled section with a

huge traceried tripartite window at high level. At ground floor level there is a central doorway in a gabled projection and projecting side entrances, all with diagonal buttresses and many chamfered segmental arches fading into splayed jambs.

The Princes Avenue elevation has two similar doorways and pointed arched windows, a tall wide gabled transept and deeply coved window architraves. The doors all have elaborate fishbone iron hinges.

ASSESSMENT OF HERITAGE IMPACT

The extract system is positioned low on the side slope of a rear roof. It cannot be seen from, and has no impact on, the principal Muswell Hill Broadway (Figure 1) or Princes Avenue elevations. It cannot be seen from Muswell Hill Broadway and there is only a glimpsed view if a small part from Princes Avenue (Figure 7).

The only place from which it can be seen is from Athenaeum Place (Figure 8), which is a service road for the properties in Muswell Hill Broadway.



Figure 7: Glimpsed View of Extract System from Princes Avenue



Figure 8: Athenaeum Place

The replacement duct will not be as high as the existing duct and it should not, therefore, be seen from Princes Avenue. It will also be less visible within the Athenaeum Place street scene, which has little heritage significance. It will also be less visible/prominent, in both views than the permitted system (see Figure 2). In particular, it has been relocated further down the roof slope and will not be seen above the ridge of the rear roof in the context of the important Princes Avenue elevation and street scene.

Any external ducting will cause some harm to the heritage significance of the building and the character and appearance of the conservation area. A restaurant cannot, however, operate without an extract system and, providing that the harm caused is minimised and, where possible, mitigated, it is justified in order to keep the building in economic use.

The harm caused by the proposed system to both the significance of the building and the conservation area is at the very lowest end of the 'less than substantial' scale and will cause less harm than both the existing situation and, in particular, the permitted arrangement.

PLANNING POLICY CONTEXT

The statutory development plan includes the Haringey's Local Plan Strategic Policies 2013 – 2026 (Adopted in March 2013 and consolidated with alterations since 2017) and Haringey's Development Management DPD (adopted July 2017).

Haringey's Local Plan: The relevant policies in the Local Plan are:

Policy SP11 Design provides that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- *Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;*
- *Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques.*

Policy SP12 Conservation indicates that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

Policy SP16 Community Facilities states that the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities. The Policy adds that the Council will promote the efficient use of community facilities. A public house is classified as a community facility.

Haringey's Development Management DPD: The relevant policies in the DPD are:

DPD Policy DM1 Delivering High Quality Design provides that 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. It adds that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- c. *Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.*

PLANNING BALANCE

Community Assets / Public Houses

A public house/restaurant cannot operate without an effective kitchen ventilation system. This proposal is required in order to maintain the building as a community asset and is thus consistent with Policy SP16 objectives.

Heritage Assets

The harm caused by the proposed system to both the significance of the building and the conservation area is at the very lowest end of the 'less than substantial' scale. It is justified and less than the harm caused by both the existing ducting and, in particular, the permitted arrangement. The proposal is fully compliant with Policies SP11, SP12 and DM1.

Amenity

The Company will fit odour and noise control equipment to the internal parts of the system to ensure that it causes no harm to local amenity.

SUMMARY AND CONCLUSION

The replacement external ducting is a significant improvement to what is already there, and that which has previously been permitted, and cause no harm to any planning or heritage interest.

APPENDIX 1

Pre-App / Planning /Enforcement History

Application ref.	Proposal	Decision	Decision date
PRE/2025/0319	Retrospectively resolve issues relating to the terminus of the kitchen ventilation system as installed at the Miller & Carter restaurant, Muswell Hill.	Pre-app written response received.	17 th February 2026
ENF/2024/0482	Extraction duct affecting condition of listed building.	Ongoing	Ongoing
HGY/2017/1727	2 no. externally illuminated fascia signs, 2 no. internally illuminated post signs, 1 no. internally illuminated menu case, 1 no. non-illuminated shaded entrance panel and 1 no. non-illuminated brass plaque.	Approved with Conditions	7 th August 2017
HGY/2017/1726	Listed building consent to remove old sign and replace with new.	Approved with Conditions	7 th August 2017
HGY/2017/1499	Listed Building Consent for internal alterations and refurbishment works, including kitchen alterations, ventilation system and installation of Bull Statue.	Listed Building Consent Granted	14 th July 2017
HGY/2017/1498	Internal alteration and refurbishment works, including kitchen alterations, ventilation system and installation of Bull Statue.	Permission Granted	14 th July 2017
HGY/2009/0326	Variation of Condition1 (hours of operation) attached to planning permission reference HGY/2004/0211 to allow public house / restaurant to operate from 0800 hours to 2330 hours Sundays to Thursdays, with vacation of premises by 0000 hours (midnight), and 0800 hours to 0000 hours (midnight) Fridays and Saturdays and Bank Holidays with vacation of premises by 0030 hours.	Approved with Conditions	17 th April 2009
HGY/2008/2260	Variation of Condition 1 (hours of operation) attached to Planning Permission reference HGY/2004/0211 to allow public house / restaurant to operate from 08:00am to 00:00	Refused Permission	19 th January 2009

	midnight Mondays to Sundays with all customers vacating the premises by 00:30 hours.		
HGY/2004/0211	Extension of opening hours on Fridays and Saturdays from 0800 to 0100 hours.	Approve with Conditions	17 th June 2004
HGY/2000/1148	Removal of internal staging at first floor level and display of non-illuminated fascia signage.	Approved with Conditions	23 rd November 2000
HGY/1995/0452	Change of use from offices (Class B1) to public house (Class A3) with ancillary brewing including minor alterations to elevations including replacement of window with new door and brewery ventilation system ducting. [Duplicate Application].	Approved with Conditions	30 th May 1995
FP/0005/8000	Conversion from offices to public house.	Approved with Conditions	20 th March 1997
FP/0006/6358	Internal alterations to disabled toilets & stage.	Approved.	2 nd December 2002
HGY/1989/0407	Conversion of upper floors into 3 x 1-bed self-contained flats with alteration to rear elevation to provide first floor access via external staircase.	Approved with Conditions.	18 th October 1989