



6a Denmark Terrace, London N2 9HG

Heritage Statement

May 2026

**SY2
PLANNING**

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared to assess the impact of the proposals to redevelop the site at 6a Denmark Terrace, London N22 9HG to provide four residential units and 50 sqm of commercial floorspace on the surrounding heritage and non-designated heritage assets.



Figure 1: Fortis Green frontage of the property

- 1.2 Planning permission and conservation area consent is sought for:

“the demolition of the existing buildings and structures on site and the erection of a three storey plus basement building, comprising four residential units and 50 sqm of commercial floorspace, with landscaping, cycle parking and bin storage.”

- 1.3 The site is located on the north side of Fortis Green and is within the Fortis Green Conservation Area. Immediately to the east of the site is a terrace of two storey residential properties and retail units with residential above, which are considered as positive contributors to the conservation area. To the west is number 7 Denmark Terrace, a three storey property with a restaurant at ground floor and storage above, which is locally listed. To the north west of the site are Woodside Cottages, which are locally listed. Immediately to the south of the application site are Field Cottages, four locally listed cottages, and the locally listed Clissold Arms pub. There are a number of listed properties within the wider area.
- 1.4 The proposal has been the subject of pre-application discussions and the scheme has been amended to respond to the comments received and to respect the character of

the surrounding area.



Figure 2: Proposed scheme fronting onto Fortis Green

- 1.5 In accordance with paragraph 207 of the NPPF, this statement identifies the heritage assets potentially sensitive to the proposals and provides proportionate descriptions of their significance to enable an assessment of the impact of the proposals upon their heritage significance. This includes the potential impact of both change within the boundary of the Fortis Green Conservation Area and change within the setting of identified heritage assets.
- 1.6 Guidance in the following Historic England documents has been adhered in proportion to the status of the asset and the anticipated impact:
- The Historic Environment Good Practice Advice Note 2: Managing Significance in Decision Making in the Historic Environment (2015);
 - Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (2017); and
 - Analysing Significance in Heritage Assets Advice Note 12: Statements of Heritage Significance (2019).
- 1.7 This report should read alongside the existing and proposed drawings prepared by Archplan, the Planning Statement prepared by SY2 Planning and all relevant accompanying technical reports.

2.0 THE SITE

The Application Site



Figure 3: Front elevation of 6a Denmark Terrace, fronting onto Fortis Green and location plan

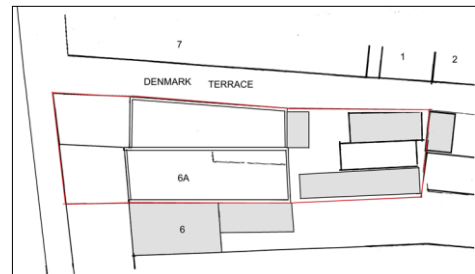


Figure 4: Rear of site and location plan

- 2.1 The application site is located on the north side of Forti Green, at the junction of Fortis Green and Denmark Terrace and comprises a part one, part two storey building with

a front forecourt area for parking for two cars and a number of single storey rear outbuildings. The ground floor (119 sqm) is currently in use as a Joinery manufacturer making bespoke timber windows and doors; and the upper floor (70 sqm) is in office use associated with the business. There is also a yard (90 sqm) to the rear.

- 2.2 The site contains no listed buildings or scheduled monuments but is within the Fortis Green Conservation Area. It is also close to a number of heritage assets as detailed in Section 3 of this statement..



Figure 5: Looking east along Fortis Green



Figure 6: Then north side of Fortis Green showing the application site

3.0 HERITAGE ASSETS

- 3.1 The site contains no listed buildings or scheduled monuments.
- 3.2 The site is located within the Fortis Green Conservation Area, which is characterised by its historic suburban housing, leafy street environment, and cohesive architectural qualities from the late 19th and early 20th Centuries. The area was designated as a conservation area on 1 March 1974 to protect its special architectural and historic interest. To the east of the application site is a parade of two storey properties with single storey shop frontages, which are considered a positive contributor to the conservation area.

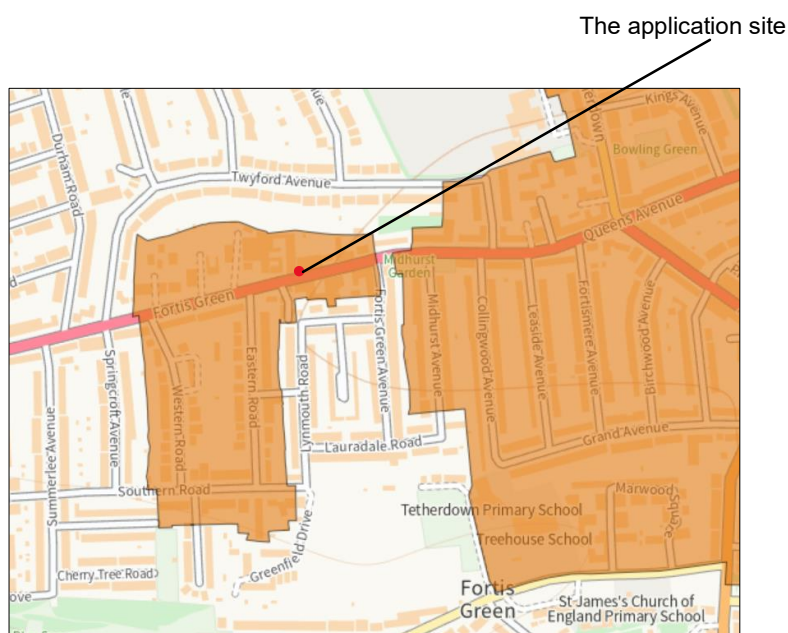


Figure 7: Boundary of the Fortis Green Conservation Area (left) and nearby Muswell Hill Conservation Area (right)

- 3.3 There are a number of locally listed building to the north and south of the site; and listed buildings further along Fortis Green. The extract from the Local Plan Map (Figure 8) shows the location of the locally listed and listed buildings close to the site.

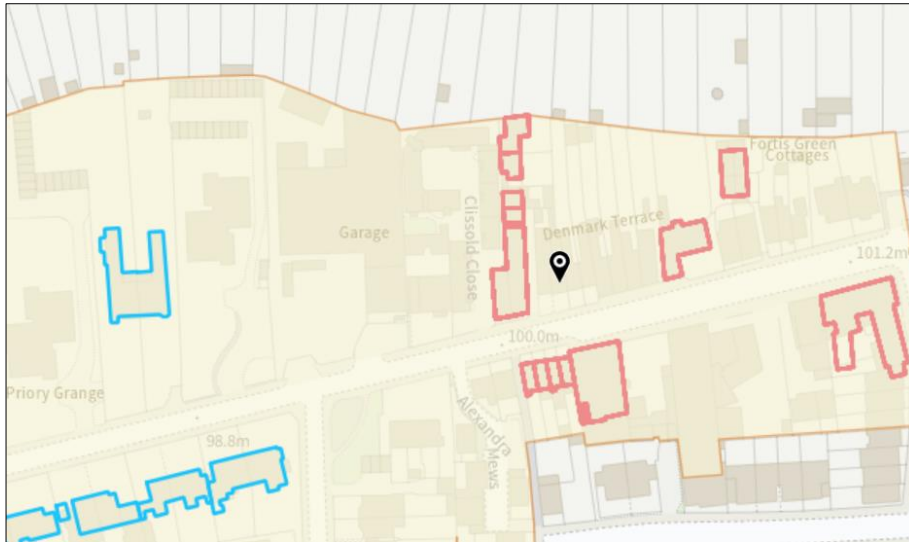


Figure 8: Extract from the Haringey Local Plan showing the location of locally listed buildings (red) and statutorily listed buildings (blue)

- 3.4 Immediately to the west of the site is a narrow lane with a row of cottages and mews style buildings 7 and 8 Denmark Terrace and 1-4 Woodside Cottages, which are locally listed. To the south are 1-4 Field Cottages and No. 103 Fortis Green (Clissold Arms Public House). Further east are 4-7 Fortis Green.
- 3.5 Further west along Fortis Green, there are Grade II listed buildings at 85, 87-89 and 95-97 Fortis Green.

4.0 ASSESSMENT OF SIGNIFICANCE

Assessment Methodology

- 4.1 The significance of a heritage asset is defined within the NPPF as *“the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic.”* The NPPF also notes that *“Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”* (MHCLG 2024, Annex 2).
- 4.2 The NPPF stipulates that a description of the significance of an asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF.

Historic Development

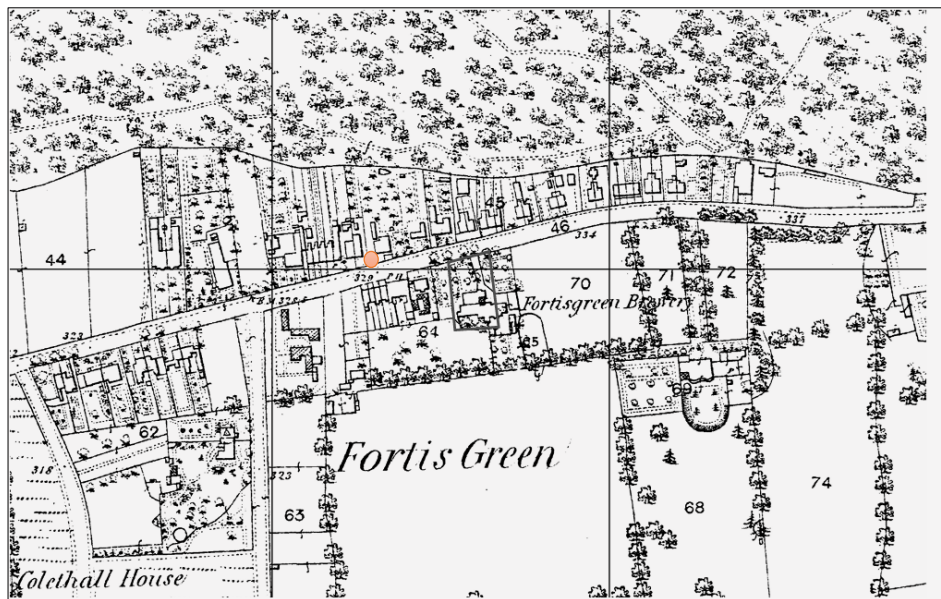


Figure 9: 1864 Ordnance Survey Map

- 4.3 The area now known as Fortis Green was open common land until enclosure in the mid-18th century. Coldfall Wood occupied most of the land to the north of Fortis Green up until the 1930's, with the exception of the houses built fronting the road which began to appear in the early to mid-19th century.

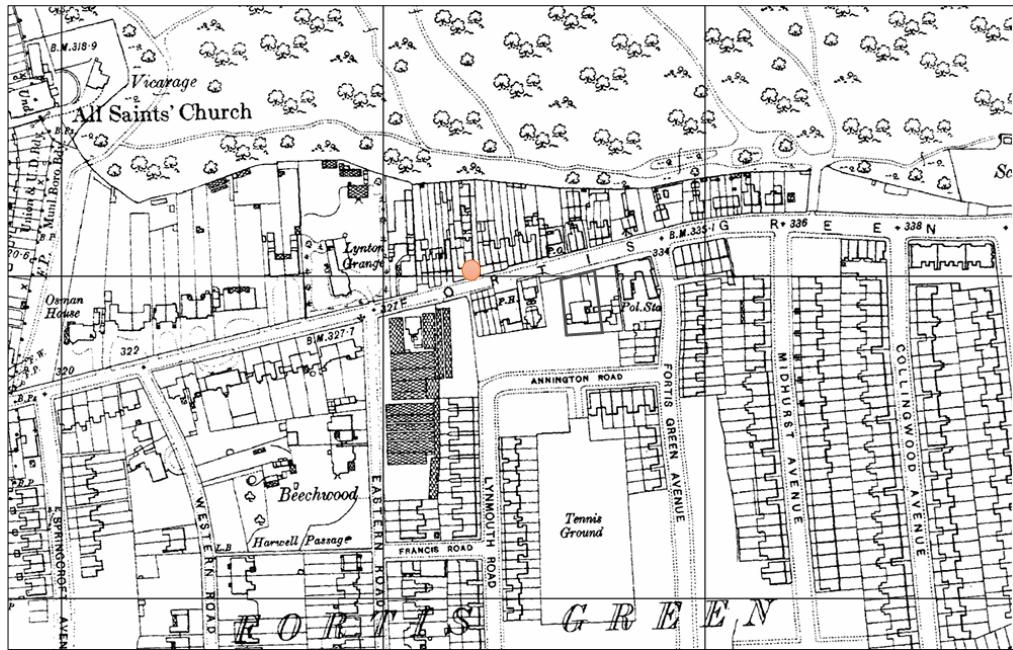


Figure 10: 1912 Ordnance Survey Map

- 4.4 Between 1896 and 1912 Fortis Green was transformed by the development of houses to the south of Fortis Green, laid out on Fortis Green Avenue, Midhurst Avenue and Collingwood Avenue. In 1902 the Police Station was built on the corner of Fortis Green and the newly laid out Fortis Green Avenue. By 1935 the Fortis Green area had changed further, with new housing being built along Annington Road.

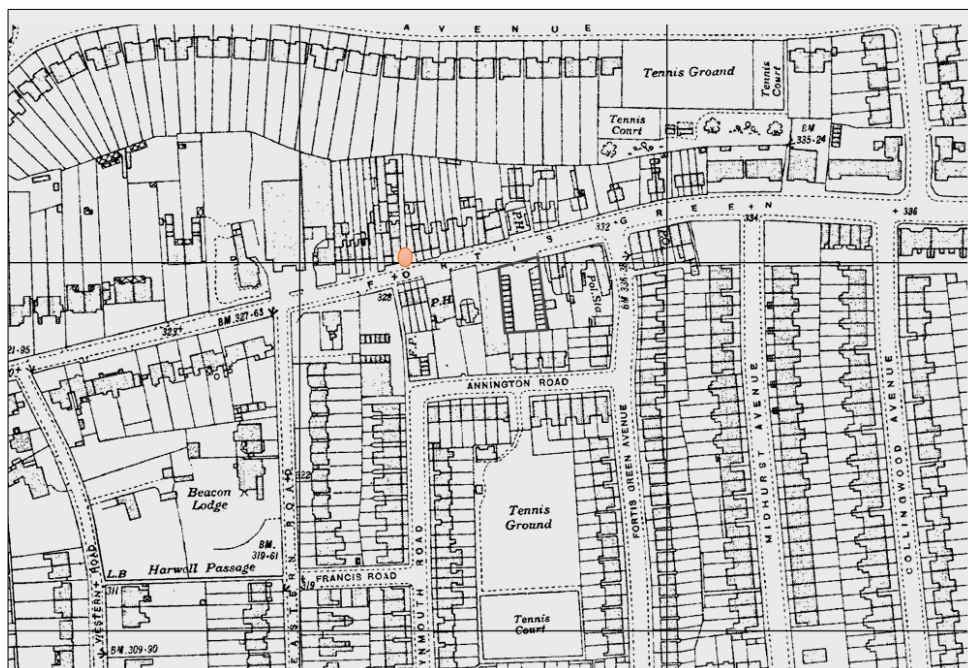


Figure 11: 1935 Ordnance Survey Map

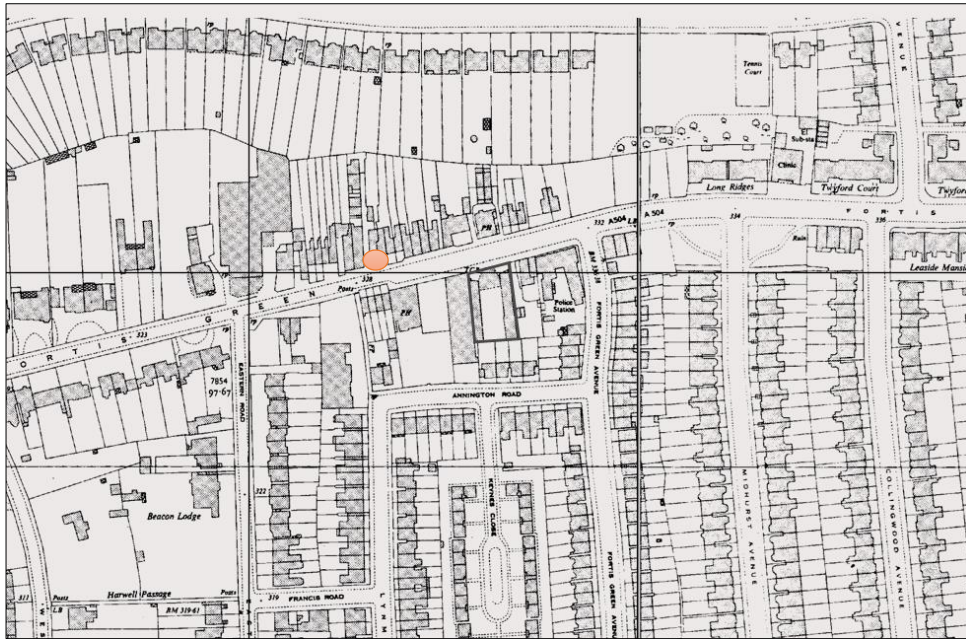


Figure 12: 1952 Ordnance Survey Map

- 4.5 During the 1950's some of the commercial sites along Fortis Green were developed and some infill development occurred.

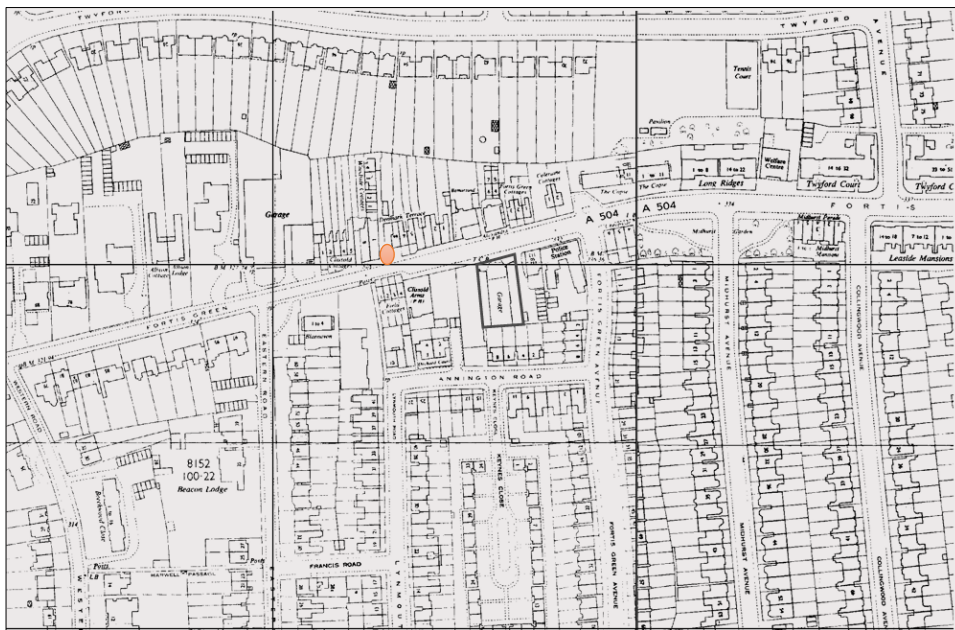


Figure 13: 1970 Ordnance Survey Map

- 4.6 6a Denmark Terrace was occupied by a small factory which was used for the manufacture of clothing until 1990, when planning permission was granted for its demolition and the current building was constructed.

- 4.7 No Conservation Area Appraisal currently exists for the Fortis Green Conservation Area. However, the adjoining Muswell Hill Conservation Area includes the eastern part of Fortis Green. The Muswell Hill Conservation Area Statement recognises that Muswell Hill developed at the convergence of several medieval roads associated with the settlement. Historically, as Lords of the Manor of Hornsey, the Bishops of London were the principal landowners of the present day Muswell Hill Conservation Area. Until the 19th Century, Muswell Hill was heavily wooded, sparsely inhabited and rural in character. At the beginning of the 19th Century, development consisted primarily of a limited number of private estates developed by wealthy and aristocratic landowners, together with the larger established farms, Coppetts Farm and Upton Farm, which had been located on Muswell Hill Road.
- 4.8 The major change to the area was the construction in the 1870's of Alexandra Palace and the railway serving it, which connected Muswell Hill via Highgate to Finsbury Park, King's Cross and other city stations. The majority of the core of present day Muswell Hill was established by James Edmondson, a builder and developer, between 1896 and 1914. This included the parades of three storey terraces, with ground floor shops and apartments above, (now known as Muswell Hill Broadway) that were constructed along the frontages to Fortis Green Road, Muswell Hill Road and Colney Hatch Lane.

Fortis Green Conservation Area

- 4.9 The character of the conservation area comes largely from late-Victorian and Edwardian residential development along Fortis Green Road and surrounding streets, with buildings generally dating from about 1896 to the mid-20th century.
- 4.10 Residential buildings vary in scale from substantial three- and four-storey blocks of flats set behind front gardens, railings and hedges, to smaller domestic houses in quieter side streets.
- 4.11 Traditional architectural features, such as brick facades, sash windows, modest front gardens and mature trees, all contribute to a harmonious, low-rise suburban streetscape that distinguishes the area from more urban parts of Haringey.
- 4.12 The layout is predominantly residential with a consistent building line and soft landscaping at the front of properties, giving a sense of openness and greenery along street frontages.
- 4.13 Mature trees and vegetation are important elements of the area's visual character,

softening the built form and maintaining a leafy suburban ambience.

- 4.14 Views across parts of the conservation area (for example from Twyford Avenue) highlight its elevated topography and green setting relative to the surrounding land. Fortis Green also provides a key west- east view through the area.
- 4.15 While primarily residential, the conservation area includes community and local retail uses along Fortis Green, reflecting its historic role as a neighbourhood centre.
- 4.16 Features such as the historic parade of shops and small-scale commercial premises are considered part of the area's character, provided they are designed and maintained in keeping with the historic streetscape.
- 4.17 There are three broad character areas within the Fortis Green CA, based on the townscape and buildings:
- (i) the north-east corner of the conservation area which has a mix of two storey brick cottages, single storey warehouses, three storey brick commercial and civic buildings and a varied urban grain. It also includes some of the oldest buildings in the area but lacks a coherent streetscape and includes sites that detract from the historic grain such as the Majestic Wine Warehouse. The application site is within this area.
 - (ii) the area focused on Southern Road, Eastern Road and Weston Road onto which semi-detached houses face, dating from the late 19th century. The villas Nos. 85, 87, 89, 91, 93, 95 & 93 Fortis Green form earlier buildings but their residential character and location within spacious plots means they sit well with the houses to the south.
 - (iii) the north-western part of the conservation area, where the built form is larger, in both height and footprint with blocks of flats, set back from the road having replaced earlier villas.
- 4.18 The existing buildings on the application site are of no historic or architectural merit and in its current state the site represents an opportunity for enhancement. It makes no contribution to the character or appearance of the conservation area and detracts from the street scene as a result of the form of the buildings, the hard standing and the use of the site encouraging parked cars on the frontage.
- 4.19 Fortis Green provides a linear axis across the northern part of the designated conservation area, channelling views up and down the road. In summer the trees along the road and within the gardens of the larger villas and blocks of flats help to screen the buildings from view and provide scenic views looking east and west up and down the street.

Locally Listed Buildings

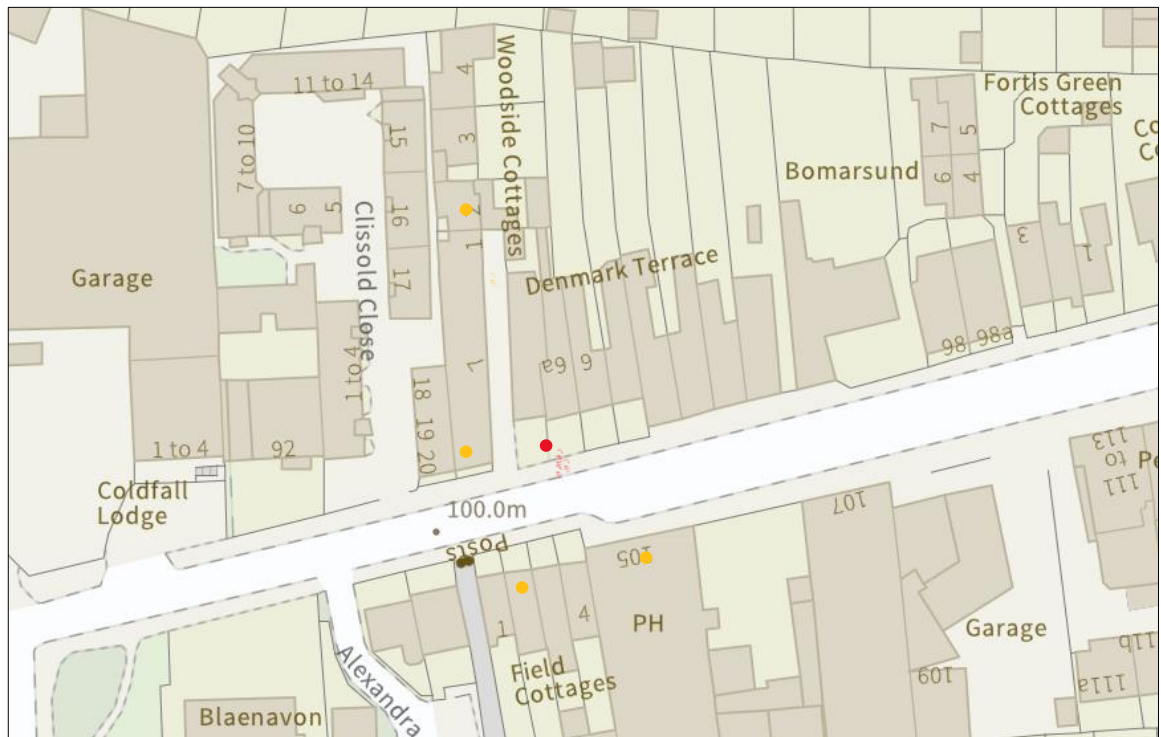


Figure 14: Location of locally listed buildings

- 4.20 There are a number of locally listed buildings immediately to the west and south of the application site. On Fortis Green (north side) and adjacent to the application site are 7 and 8 Denmark Terrace, locally listed on 27 January 1997; and 1-4 Woodside Cottages, early mews cottages at the rear of Denmark Terrace, which were listed on 27 January 1997. The cottages date from an early phase of development in the Fortis Green/Muswell Hill area and are a coherent group. 4-7 Fortis Green is also locally listed.



Figure 15: 7 and 8 Denmark Terrace with Woodside Cottages to the rear



Figure 16: 1-4 Woodside Cottages

- 4.21 On Fortis Green (south side) there are 1-4 Field Cottages, a terrace of historic cottages, locally listed on 1 September 1976 and No. 103 (Clissold Arms Public House) locally listed on 27 January 1997. The group forms part of the historic streetscape on the south side of Fortis Green. The cottages have been altered including the introduction of non-traditional window frames.



Figure 17: 1-4 Field Cottages



Figure 18: The Clissold Arms

Statutorily Listed Buildings

- 4.22 There are statutorily listed buildings within the conservation area, including Grade II listed buildings at 85, 87-89 and 95-97 Fortis Green. As shown in the map below, these are located away from the application site but add to the character of this part of the conservation area.

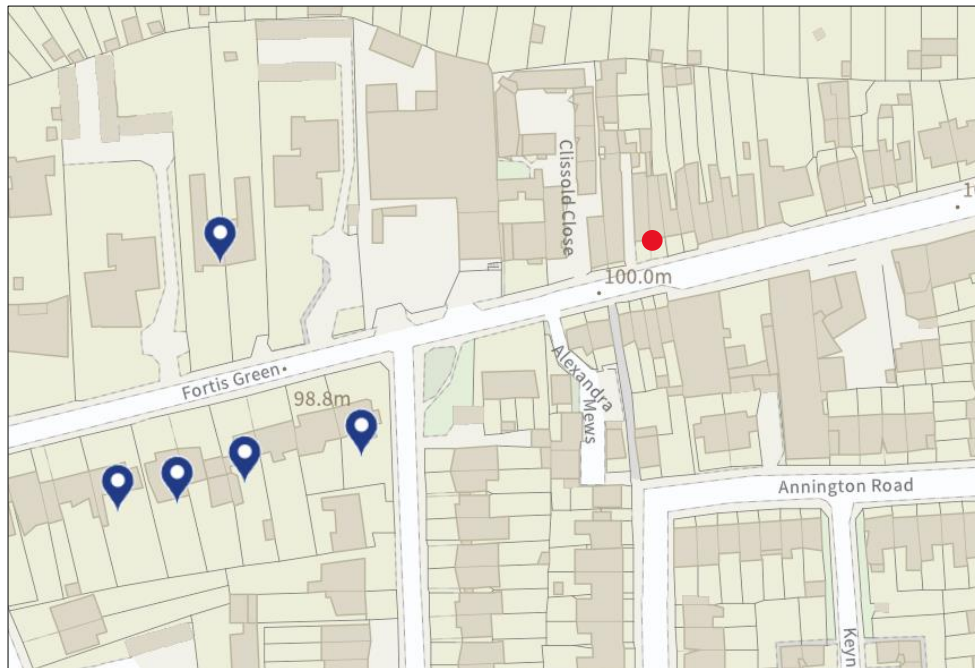


Figure 19: Location of statutory listed buildings

85 Fortis Green



Figure 20: 85 Fortis Green

- 4.23 85 Fortis Green (The Laurels) is Grade II and was listed on 10 May 1974

Early-mid C19 pair, each 2 storeys and basement, 3 windows; with 2-storey, 1-window slightly set back outer extensions. Low pitched, hipped slate roof with deep eaves soffit. Yellow brick. Gauged, flat brick arches to sash windows with glazing bars in stucco-lined reveals. Ground floor windows in main block round arched with interlaid glazing bars. Half glazed 4-panel doors with fluted pilasters and flat entablature. No 83 has stuccoed basement with modern entrance. No 85 has garage door inserted in left wing. Nos 83 to 97 (odd) form a group.

87 and 89 Fortis Green



Figure 21: 87-89 Fortis Green

- 4.24 87 and 89 Fortis Green are Grade II listed buildings, which were listed on 10 May 1974 and form part of a group with 83 to 97 (odd). The listing states:

Early-mid C19 pair, each 2 storeys and attic, 1 window in gabled central block and 1 window in 2 storey set-back entrance sections with parapets. Bands at 1st floor and eaves level. On all 5 floors central blank arched recesses with impost band. Recessed sash windows with glazing bars. No 87 has modern glazed porch (incorporating 6-panel door) and garage extension at right. No 89 has 4-panel door with rectangular fanlight under modern glazed hood; and left double garage.

Trafalgar Cottage, 91 and 93 Fortis Green



Figure 22: 91-93 Fortis Green

- 4.25 91 and 93 Fortis Green was listed Grade UU on 10 May 1974. The listing states:

Early C19 pair, each 2 storeys, 2 windows with set back extensions. Grey brick. Low pitched hipped slate roof with eaves soffit. Gauged flat brick arches to sash windows with glazing bars. Stucco 1st floor band. No 91 has 4-panel door with plain fanlight; and set back right extensions possibly original but with modern garage in front. Included for group value.

95 and 97 Fortis Green

- 4.26 95 and 97 Fortis Green are Grade II listed buildings, which were listed on 10 May 1974 and form part of a group with 83 to 97 (odd).



Figure 23: 95-97 Fortis Green

- 4.27 The listing states:

Early-mid C19 pair, each 3 storeys, 1 window in main block, with 2 storey, 1 window, slightly set back entrance extension and 1 storey, 1 window side wing in plane of main block. Stock brick. 1st and 2nd floor cill bands. Moderately low pitched hipped slated

roofs, with eaves soffits, to main block and wings. Entrance links have stone-coped parapets ramped up to main block. Gauged, near-flat brick arches to sash windows. Slightly projecting Doric porches, with triglyph friezes, to half-glazed 4-panel doors with rectangular fanlights. All windows (except in links) in full height raised panels.

Albion Cottage, Albion Lodge



Figure 24: Albion Cottage

4.28 Albion Cottage is Grade II and was listed on 10 May 1974.

Mid C19 pair of villas, each 2 storeys, 2 windows in main block and 1 window in set back outer entrance wing, flipped slate roofs. Stucco with incised lines and 1st floor band. Recessed sash windows with pilasters between. Canted bays, with reeded architrave and paterae at angles, on ground floor. Similar treatment to door of Albion Lodge, in gabled porch. Albion cottage has later glazed gabled porch; and late C19 square bay at left.

5.0 IMPACT ASSESSMENT

The Proposed Scheme

- 5.1 It is proposed to redevelop the site for a residential scheme of four flats and 50 sqm of commercial floorspace within a new building of three storeys with basement. All of the new homes will have private amenity space in the form of a garden/sunken garden or terrace. No parking will be provided, but cycle storage will be provided in accordance with London Plan standards.



Figure 25: Cgi image of the front of the new property



Figure 26: Front elevation of the proposed scheme, showing the relationship to the adjoining terrace



Figure 27: Rear elevation of the proposed scheme

- 5.2 The height of the proposed building respects the heights of the adjoining buildings on Denmark Terrace, which are predominantly two storey with roof accommodation.
- 5.3 By introducing a new building onto the site which respects the scale and form of the immediate buildings, the appearance of the street will be improved from its current state. A similar roof form has also been introduced to that of the adjoining terrace property.
- 5.4 The new development will complement the prevailing character of this part of the conservation area due to its sensitive design.

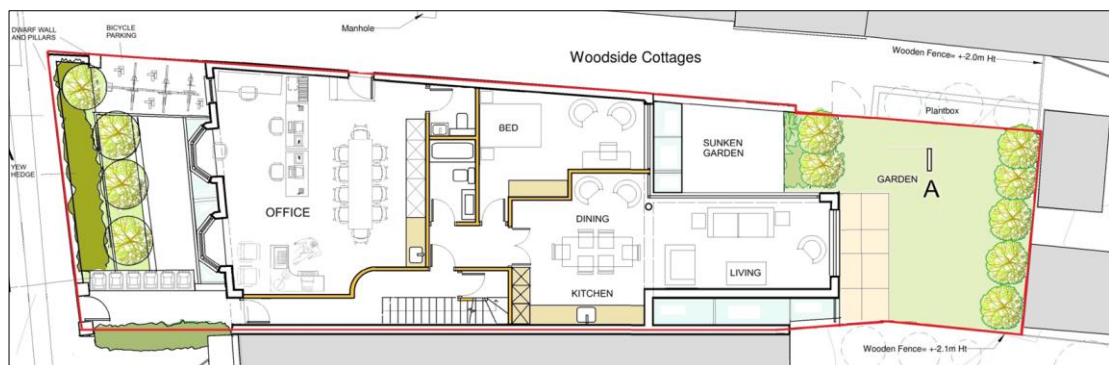


Figure 28: Proposed Ground Floor Plan

- 5.5 The proposal retains a similar building line to the adjoining property and introduces a garden area to the rear.

Pre-Application Advice



Figure 28: Initial proposals at pre-application stage

- 5.6 The scheme has been amended to reflect pre-application advice.
- 5.7 Officers advised that the adjacent terrace is considered to be a positive contributor in the conservation area and that no. 7 and the cottages on Denmark Terrace are locally listed buildings.
- 5.8 The pre- application advice stated that *“the proposed redevelopment should respect and retain the architectural and visual primacy of both Denmark Terrace and the locally listed building at No 7 as seen in the street scene along Fortis Green.. This requires sensitively respecting the height of 6 Denmark, complementing its façade composition by referencing its geometries, roof form, articulation of masses, window proportions and alignments so to create a contemporary bookend house form to the Denmark Terrace design.”*
- 5.9 In design terms, officers confirmed that *“a new dwelling form with a basement level can be ..supported”* and that a three storey building with pitched roof may be acceptable. Any new building would need to harmoniously blend with the adjoining context, reflecting existing window patterns, materials and roof designs/townscape and take account of the locally listed buildings.
- 5.10 The pre-application advice letter states *“the proposed alignment of the front building line and related bay windows to the façade and bay windows at No 6 Denmark Terrace is a positive element of the proposal as they would help to continue the existing terrace, albeit as a contemporary reinterpretation of the historic façade design.”*
- 5.11 Following the pre-application meeting the height of the building was reduced and a more traditional design and roofline to reflect the adjacent terrace was incorporated.

Assessment Methodology

- 5.12 The NPPF (2024) stipulates two levels of potential adverse impact to the significance of designated heritage assets. The NPPF references these as:
- Substantial harm.
 - Less than substantial harm.
- 5.13 Planning Practice Guidance (PPG) (Para 18) advises that within each category of harm, the extent of the harm may vary and should be clearly articulated.
- 5.14 PPG also discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Paragraph 19).
- 5.15 The NPPF states that the effect of an application scheme on the significance of a non-designated heritage asset should be taken into account and that in weighing applications that affect a non-designated heritage asset, a balanced judgement will be required having regards to the scale of any harm or loss and the significance of the heritage asset.
- 5.16 It should also be noted that some works will result in no harm to heritage significance, having a neutral effect or could benefit heritage significance helping to better reveal or understanding special interest.

Assessment

- 5.17 The proposals have the potential to directly and indirectly affect the special character and appearance of the Fortis Green Conservation Area, through introducing change within the boundary of the conservation area as well as within its setting. In addition, the proposals have the potential to indirectly affect the significance of nearby heritage and non-designated heritage assets including the locally listed cottages to the rear and the locally listed cottages and the Clissold Arms pub opposite, as a consequence of introducing change within their settings.

- 5.18 However, change should not automatically equate to harm and proposals may have a positive, negative or neutral effect on the setting of identified assets. In Appeal Ref: APP/H5390/V/21/3277137, the Inspector noted *“that in cases where impact is upon the setting of a designated heritage asset, it is only the significance that the asset derives from its setting that is affected [...] unless an asset derives a major proportion of its significance from its setting, it is very difficult to see how an impact on setting can advance a long way along the scale [of harm] towards substantial harm to significance”*.

The Fortis Green Conservation Area

- 5.19 In respect to direct impacts, the proposals will remove an existing building which detracts from the conservation area and introduce in its place a high quality design residential and commercial scheme. This is considered to offer an enhancement to the current character and appearance of the conservation area.
- 5.20 Following the pre-application advice, the scheme was designed to respond positively to the adjoining terrace, which officers identified as a positive contributor to the conservation area. The proposed scale and rhythm of the new building and the proposed materials will reflect the prevailing character of the adjoining properties on the north side of Fortis Green.
- 5.21 The proposed scheme also integrates well with the surrounding streetscape in key west- east views along Fortis Green as it adopts a similar building line. It will also retain views north along Denmark Terrace to Woodside Cottages.

Woodside Cottages (locally listed)

- 5.22 The side alleyway to Woodside Cottages will be retained. The northern part of the rear yard area of 6a Denmark Terrace which is currently occupied by sheds will be replaced by the garden area for the ground floor flat of the new development, thereby helping to improve the setting of the locally listed cottages.

Field Cottages and the Clissold Arms (locally listed)

- 5.23 The proposed development will appear as part of the terrace of properties comprising Denmark Terrace on the north side of Fortis Green. The removal of the current property and forecourt area and the introduction of a high quality scheme will enhance the setting of these properties.

Numbers 85, 87-89 and 95-97 Fortis Green (listed)

- 5.24 These properties are further west along Fortis Green and are typically set back from the road with walls and hedging along the front of the property. They will not be impacted by the proposed new development.

6.0 ASSESSMENT AGAINST PLANNING POLICY

- 6.1 The Statutory Development Plan is the London Plan (2021) and the Haringey Strategic Policies (March 2013, consolidated with alterations since 2017); and the Haringey Development Management DPD (adopted July 2017). The Council is currently preparing a new local plan. The National Planning Policy Framework is a material considerations.

National Planning Policy Framework (2024)

- 6.2 The NPPF (2024) sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. In regard to heritage assets, paragraph 207 of the NPPF notes 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."*
- 6.3 In respect to Paragraph 208, the proposals have been revised following pre-application advice from Haringey Council in order to minimise and remove potential conflict between the integration of the proposed development within the historic and local context.
- 6.4 Paragraph 210 c) states that in determining applications, Local Planning Authorities should take account the desirability of new development making a positive contribution to local character and distinctiveness. The application proposals would result in the redevelopment of a site which currently detracts from the conservation area. The proposals are for a high quality residential and commercial development that responds positively to local and historic context and would contribute towards meeting local housing needs and in addition, contribute to the local economy, as well as creating job opportunities during construction.
- 6.5 In respect to potential impacts to designated heritage assets, Paragraphs 213 – 215 of the NPPF would apply. Paragraph 215 emphasises 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 its optimum viable use."* Paragraph 213 acknowledges that not all elements of a Conservation Area will necessarily contribute to its significance.

- 6.6 Paragraph 218 advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. In townscape terms, the scheme will relate better to the existing terrace than the current employment building and yard.

London Plan (2021)

- 6.7 The London Plan 2021 is the Spatial Development Strategy for Greater London and sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Local Plans are required to be in 'general conformity' with the London Plan.

Heritage and Conservation

- 6.8 Part C of Policy HC1(Heritage conservation and growth) states that "*development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.*" The proposed scheme accords with this objective.
- 6.9 Policy DH2 (Conservation areas and listed buildings) notes that planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies. Moreover, development should take advantage of opportunities to enhance the Conservation Area. The proposed scheme accords with this objective.

Haringey's Local Plan

- 6.10 The Local Plan Strategic Policies provides the overall spatial strategy for the borough up to 2026. The Development Management DPD sets out criteria-based policies against which planning applications will be assessed.
- 6.11 Policy SP12: Conservation states that "*The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.*" The application proposal complies with this policy in causing no harm to the significance of heritage assets within the site or its vicinity.

Haringey Development Management DPD (adopted July 2017)

Historic Environment

- 6.12 Policy DM9: Management of the Historic Environment (Parts A-C) requires development to conserve and enhance the significance of a heritage asset and its setting. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, The Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.
- 6.13 The proposals would result in the redevelopment of a site currently seen as a detracting feature in the Conservation area. The proposed scheme responds positively to the local and historic context and conserves the special character and appearance of the conservation area.
- 6.14 Part F and G of Policy DM9 are relevant to listed and locally listed buildings with Part G advising that the Council seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings. In causing no harm to the significance of the immediate locally listed buildings, the proposals comply with the aims of Parts F and G.

7.0 CONCLUSION

- 7.1 The Heritage Statement has been prepared in accordance with guidance published by Historic England and the NPPF. The site falls within the boundary of the Fortis Green Conservation Area and is close to a number of locally listed buildings.
- 7.2 The submitted scheme has been carefully designed following pre-application advice received from the London Borough of Haringey in order to minimise any potential adverse effects and support positive integration into the historic and local context.
- 7.3 The proposals would result in the redevelopment of a site which currently detracts from the Fortis Green Conservation Area and this part of Denmark Terrace. The proposals are for a high quality mixed use residential and commercial development that responds positively to local and historic context and would contribute towards meeting local housing needs and also continue to contribute to the local economy.
- 7.4 No harm to the significance of heritage assets has been identified as part of this assessment. This is based on the design approach to the scheme which would support the positive integration of the development into the existing terrace along Denmark Terrace and the wider conservation area and would respect the setting of nearby heritage assets, notably, Woodside Cottages to the north west of the application site and Field Cottages and the Clissold Arms to the south of the application site.
- 7.5 The proposals are therefore judged to be in compliance with the aims of both national and local planning policy.