

Heritage – Supplement Statement

Revised Application –
Householder Extension:

Park House, Hampstead Lane
London N6 4LL

Interpolitan Ltd
Planning Consultants
55 Princes Court
London SE16 7TD

19 June 2026

1. Introduction

- 1.1. This Supplemental Heritage Statement has been prepared in support of a revised householder application at Park House, Hampstead Lane, London N6 4LL.
- 1.2. It should be read alongside the Heritage Statement dated 10 September 2025, which accompanied the earlier application for a part single, part two-storey side extension with accommodation within the roof, formation of a first floor terrace, and retention of domestic plant.
- 1.3. The revised description of development is:

Replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian entrance gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.

- 1.4. The revised scheme has been prepared following the refusal of application HGY/2025/2550 and having regard to the Council's officer report. The revised proposal removes the previously proposed first floor side extension, roof level accommodation, extended crown roof, faux dormer, and first floor terrace. The scheme is now confined to a single storey replacement side extension.
- 1.5. This Supplemental Heritage Statement therefore focuses on the heritage implications of the revised proposal and explains why the development preserves the character and appearance of the Highgate Conservation Area.

2. Heritage context

- 2.1. The site lies within the Highgate Conservation Area. The designated heritage asset for the purposes of this assessment is the Conservation Area.
- 2.2. Park House is not listed. It is a modern mid-20th Century dwelling set within a substantial landscaped plot on the north side of Hampstead Lane. The existing building has been altered over time.
- 2.3. The previous Heritage Statement identified the relevant heritage context, including the verdant setting of Hampstead Lane, the importance of mature landscaping, disciplined siting, building lines, roofscape sensitivity and the relationship between built form and landscape.

- 2.4. That baseline remains applicable to the revised scheme. The principal heritage question is whether the revised single storey replacement side extension would preserve the character and appearance of the Highgate Conservation Area.

3. Previous application and Council assessment

- 3.1. Application HGY/2025/2550 was refused on 21 April 2026. The first reason for refusal related to the Council's view that the previous extension, by reason of excessive bulk, massing and design, would dominate and detract from the host dwelling and fail to preserve or enhance the character and appearance of the Highgate Conservation Area.
- 3.2. The officer report is material to the revised proposal. It identified the ground-floor replacement element as acceptable in form terms when compared with the existing conservatory-style extension. It also stated that, given the existing extension it would replace, the ground floor extension would have a neutral impact on the significance of the Highgate Conservation Area.
- 3.3. The Council's heritage objection was directed principally to the first floor and roof level elements of the previous scheme, including the extended crown roof form, faux dormer, perceived additional upper storey bulk, width and prominence, and the first floor terrace and associated privacy screens.
- 3.4. Those elements no longer form part of the revised application. The revised proposal is therefore materially different from the refused scheme and responds directly to the Council's stated heritage concerns.

4. Revised proposal

- 4.1. The revised scheme replaces the existing single storey side range with a new single storey side extension. The extension accommodates domestic leisure uses ancillary to Park House, including a swimming pool, spa and gym.
- 4.2. The extension includes rooflights and a green roof. These form part of the submitted architectural design. The green roof would soften the appearance of the roof when viewed from upper levels within and around the site, but it is not relied upon as necessary mitigation to make the development acceptable.
- 4.3. The proposal includes restrained external materials, including stone cladding to the principal-facing element and facing brick as indicated on the drawings. The detailed material approach is intended to provide a high quality domestic extension while maintaining an appropriate relationship with the host dwelling.
- 4.4. The proposal also includes a new pedestrian entrance gate and brick piers. These are modest boundary alterations within the established entrance arrangement and are designed to sit comfortably with the existing boundary treatment and host building.

- 4.5. The existing air conditioning condenser units and air source heat pump units are already installed and in place. They serve Park House as a single dwellinghouse and are ancillary to its residential use. Their retention does not materially affect the significance of the Conservation Area, subject to any proportionate control of noise or appearance considered necessary by the Local Planning Authority.

5. Assessment of heritage impact

Townscape and building line

- 5.1. The revised proposal preserves the established relationship between the dwelling, the side range and Hampstead Lane. It does not introduce additional upper storey massing and does not extend the crown roof.
- 5.2. The proposal remains within the domestic curtilage and reads as a replacement single storey side element to the host dwelling. It does not create a competing frontage or disrupt the legibility of the principal elevation.
- 5.3. Public views from Hampstead Lane are filtered by the existing boundary treatment and mature landscaping. The revised single storey form would have a materially reduced visual presence when compared with the refused scheme.

Scale, massing and roofscape

- 5.4. The revised scheme removes the elements that formed the principal basis of the Council's previous heritage objection. There is no first floor side extension, no roof level accommodation, no extended crown roof, no faux dormer, and no new first floor terrace associated with the side range.
- 5.5. The single storey form is lower, simpler and more recessive. It avoids additional bulk at upper levels and avoids harm to the roofscape of the host dwelling or the wider Conservation Area.
- 5.6. The rooflights and green roof relate to the single storey extension only. They are modest domestic features and would not appear as intrusive or discordant elements in public views.

Materials and detailing

- 5.7. The proposed materials are appropriate to the revised single storey form. The use of stone cladding to the principal-facing element is intended to provide a calm and durable finish to the replacement side range. Facing brick is proposed where indicated to relate to the existing house.
- 5.8. The material treatment is capable of being controlled by condition if necessary. It would not cause harm to the character or appearance of the Conservation Area.

Public views and setting

- 5.9. The revised proposal would be experienced, where visible, as a single storey domestic replacement extension within an established landscaped plot. It would not materially increase the perceived scale of the dwelling in longer views from Hampstead Lane.
- 5.10. The mature landscaped setting of the site remains an important element of the Conservation Area and is retained. The proposal would not erode the verdant character of the plot or the wider street scene.

Nearby buildings

- 5.11. The relationship with neighbouring buildings, including The Red House and Oak Tree Cottage, is maintained. The revised proposal does not introduce new upper level massing or terrace activity that would affect the setting of neighbouring buildings in heritage terms.
- 5.12. The approved carport application at Park House confirms that carefully designed domestic ancillary works within the curtilage can be acceptable in heritage terms where they are modest in scale, appropriately detailed, and do not harm the landscaped setting of the site.

6. Policy compliance

- 6.1. The revised proposal preserves the character and appearance of the Highgate Conservation Area and therefore accords with the statutory duty.
- 6.2. The proposal is consistent with Chapter 16 of the National Planning Policy Framework. It sustains the significance of the designated heritage asset and does not give rise to less than substantial harm.
- 6.3. The proposal accords with London Plan Policy HC1 because it conserves the significance of the Conservation Area and is proportionate to the domestic scale and context of the site.
- 6.4. The proposal accords with Haringey Local Plan Policy SP12 and Haringey Development Management DPD Policy DM9, which seek the conservation and enhancement of the historic environment.
- 6.5. The proposal also accords with Highgate Neighbourhood Plan policies DH2, DH4 and DH5. The extension is sensitive to the character of the streetscape, remains subordinate to the host dwelling, and does not adversely affect the roofscape or significance of the Conservation Area.

7. Conclusion

- 7.1. This Supplemental Heritage Statement should be read together with the Heritage Statement dated 10 September 2025. The baseline heritage context remains applicable, but the revised proposal is materially reduced and materially different from the scheme previously refused.
- 7.2. The revised application removes the upper storey and roof level elements that gave rise to the Council's previous heritage objection. The development now comprises a single storey replacement side extension with rooflights and green roof, together with modest associated external alterations, a new pedestrian entrance gate and brick piers, and retention of existing plant serving the dwelling.
- 7.3. The Council's previous officer report accepted the ground floor replacement element as acceptable in form terms and neutral in Conservation Area terms. The revised proposal is consistent with that position.
- 7.4. The proposal would preserve the character and appearance of the Highgate Conservation Area. It would not cause harm to the significance of the designated heritage asset.
- 7.5. Accordingly, the revised proposal accords with the National Planning Policy Framework, London Plan Policy HC1, Haringey Local Plan Policy SP12, Haringey Development Management DPD Policy DM9, and relevant Highgate Neighbourhood Plan policies.