

HERITAGE STATEMENT

Householder
Application for:

Part one, part two
storey side extension

PARK HOUSE,
HAMPSTEAD LANE,
LONDON N6 4LL

Interpolitan Ltd
Planning Consultants
55 Princes Court
London SE16 7TD

10 SEPTEMBER 2025

1. Introduction

- 1.1. This Heritage Statement accompanies a householder application for an extension to the side range of the principal elevation at Park House, Hampstead Lane, London N6 4LL. The description of development is:

Replacement of the single storey side range of the principal elevation with a part single, part two storey side extension with accommodation within the roof, formation of a first floor terrace, 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.

- 1.2. This assessment has been prepared with regard to the National Planning Policy Framework (December 2024) Chapter 16 Conserving and enhancing the historic environment. It applies The London Plan (March 2021) policy HC1 Heritage conservation and growth. It applies Haringey Local Plan policies SP12 Conservation and DM9 Management of the Historic Environment. It has regard to the Highgate Conservation Area Character Appraisal and Management Plan adopted 12 November 2013 and to the Highgate Neighbourhood Plan adopted in 2017.

2. Site and Conservation Area Context

- 2.1. Park House is a substantial detached dwelling set within generous landscaped grounds on the north side of Hampstead Lane. Neighbouring properties include Red House and Oak Tree Cottage.
- 2.2. The existing building is modern and dates from circa 1949. The pool room forms a side range of the principal elevation and respects the established building line in Hampstead Lane.
- 2.3. The site lies within the Highgate Conservation Area (Haringey). The area's special interest is characterised by disciplined building lines, verdant frontages, and a sensitive roofscape.

3. Significance

- 3.1. The designated heritage asset is the Conservation Area. Park House is unlisted and of modern origin.

3.2. Significance derives from coherent massing, consistent building line, mature landscape, and ordered roofscapes. Modern buildings can make a neutral or positive contribution through disciplined siting and form.

3.3. Park House is considered neutral in its contribution due to its setback, landscape quality, and the relationship between the principal elevation and the side range.

4. Proposal

4.1. The proposal follows the description of development set out in Section 1. The design maintains the implied building line and presents a subordinate side range to the principal elevation. The roof treatment comprises an extended crown roof with discreet rooflights and restrained dormer language where applicable. Materials will match or complement the host building.

5. Assessment of Impact on Heritage Significance

Townscape and Building Line

5.1. The proposal maintains the building line in Hampstead Lane and consolidates built form as a subordinate side range. The principal elevation retains primacy. This preserves the character and appearance of the Conservation Area.

Scale, Massing and Roofscape

5.2. The part one, part two storey build-up with accommodation within the roof is measured and recessive in public views. Roof articulation is controlled and avoids visual clutter. There is no harm to roofscape character.

Materials and Detailing

5.3. Matching brickwork and careful detailing ensure material continuity and respect the established architectural language. This preserves area character.

Public Views and Private Realm

5.4. The addition is perceptible but integrated in local views. It does not disrupt the legibility of the principal elevation or the enclosure of the street scene. The effect on public realm significance is neutral. The first floor terrace is contained within the side range envelope and is controlled by privacy screening, so its heritage impact is considered neutral.

Setting of Nearby Buildings

5.5. Relationships with Red House and Oak Tree Cottage are maintained through disciplined massing and controlled openings. There is no identifiable heritage harm.

6. Policy Compliance

6.1. National Planning Policy Framework (December 2024), Section 16: the proposal sustains the significance of the Conservation Area.

6.2. London Plan Policies D3, D4, and HC1: a design-led approach that conserves heritage significance is achieved.

6.3. Haringey Local Plan policies and Conservation Area guidance: the scheme respects building line, scale, roofscape sensitivity, and materiality expected in this part of the Conservation Area.

7. Conclusion

7.1. The proposal maintains the established building line and would appear as a subordinate side range to the principal elevation, consistent with the Highgate Conservation Area Character Appraisal. The roof form is recessive and the materials match or complement the host building, consistent with London Plan HC1 and Haringey SP12 and DM9. Public views are limited and filtered.

7.2. The host building is modern and no historic fabric is lost. The proposal preserves the character and appearance of the Conservation Area. If any degree of harm is identified it is at the very low end of less than substantial and is decisively outweighed by the design quality and the maintenance of townscape discipline in accordance with NPPF Chapter 16.