

LINEWORKS

43 Mount View Road, N4 4SS

Heritage Statement

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Revision	A



1. Purpose and scope

This Heritage Statement assesses the significance of the heritage asset affected by the proposed works at 43 Mount View Road, N4 4SS and considers the likely effect of the revised scheme on that significance. The relevant designated heritage asset is the Stroud Green Conservation Area. The application property is an unlisted Victorian house and forms part of the well-preserved group at Nos. 43-55 Mount View Road, identified by the Council at pre-application stage as making a particularly strong positive contribution to the conservation area.

The assessment is proportionate to the nature and scale of a householder application. It is based on the submitted Design and Access Statement, existing and proposed plans and elevations, site photographs, the Council's Pre-Application Advice Note PRE/2026/0103, the statutory and national heritage framework, and Haringey's adopted development-management policies.

Particular attention is given to the concerns raised about the intact front roofscape, the scale of the rear dormer, and the cumulative effect of roof and ground-floor additions on the rear elevation.

2. Site and surroundings

The site lies on the north-west side of Mount View Road, opposite the Crouch Hill reservoir landscape. The plot is long and narrow, with the house positioned close to the street and a substantial rear garden. The surrounding area is predominantly residential and includes late nineteenth- and early twentieth-century houses of varied forms, including terraces, pairs and detached villas.

No. 43 is a two-storey detached house with accommodation within the roof. Its principal south-east elevation is composed in red brick with contrasting pale rendered and painted details, a central gabled entrance porch, bay windows and a pitched tiled roof with chimney stacks.

The side and rear elevations are principally London stock brick with red-brick window heads and painted timber windows. Internally, surviving features include the decorative tiled entrance hall, stained-glass entrance door, cornices and the arched opening between the main reception spaces.



1.1 Existing Property

Internal and External Site Photos

External

The front elevation of the property is built predominantly of red brickwork and white render detailing, with the roof covering being grey ceramic tiles. The property includes an elegant gabled porch entrance, along with generous bay windows on one side of the elevation. The side and rear elevations of the property are built of London stock brickwork with red brick detailing above the painted timber windows.

Internal

The house has a series of original existing interior period details, which will be preserved, such as steel decorative arches dividing the kitchen and living room and the stained glass front door. Both of these are shown on this page, along with photos of the front and rear of the property.



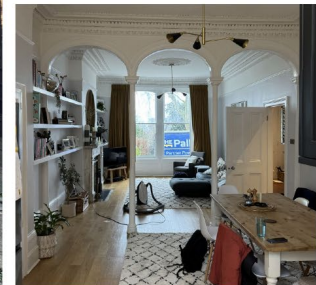
SITE PHOTOGRAPHY Front elevation of property



SITE PHOTOGRAPHY Rear Elevation of property



SITE PHOTOGRAPHY Entrance Hallway with original tiles and stained glass front door



SITE PHOTOGRAPHY Arches dividing the living room and dining room

Figure 2. Existing front and rear elevations and selected interior features, from the Design and Access Statement (page 3).

3. Heritage designations and planning framework

3.1 Statutory duty

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

3.2 National policy

Chapter 16 of the National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, with a level of detail proportionate to the asset's importance and sufficient to understand the potential impact of the proposal. Decision-makers are also required to give great weight to conservation and to consider the scale of any harm against the public benefits of the proposal.

3.3 London and local policy

The London Plan, including Policy HC1, seeks to conserve and enhance London's heritage assets and their settings by requiring development to be sympathetic to their significance and local character.

Haringey Local Plan Strategic Policy SP12 and Development Management DPD Policy DM9 are directly relevant. Policy DM9 supports development that conserves and enhances the significance of heritage assets and their settings. For alterations and extensions in conservation areas, it requires proposals to complement the architectural style, scale, proportions, materials and details of the host building and not



appear overbearing or intrusive. Policy DM1 also requires high-quality design that responds positively to local character.

Haringey confirms that the Stroud Green Conservation Area was designated on 10 June 2003 and that there is currently no adopted character appraisal. This assessment therefore draws on the area's observable townscape qualities and on Haringey's wider urban-character evidence.

3.4 Pre-application advice and design response

The Council's pre-application advice recognises Nos. 43-55 Mount View Road as one of the best-preserved groups within the Stroud Green Conservation Area. Officers objected in principle to front dormers because they would obscure the original roof form and erode the largely unbroken roofscape. Officers indicated that small, flush-fitting conservation rooflights positioned high in the front roof slope could be supported.

The application scheme responds directly by omitting the two front dormers shown at pre-application stage. The principal roof form, ridge, eaves and chimney stacks remain intact, and the only front-roof interventions are three regularly arranged conservation-style rooflights. This is a materially more recessive approach and follows the form of intervention expressly identified by officers as potentially acceptable.

Officers also requested that the rear additions should not visually subsume the largely intact rear elevation. The application therefore presents the rear works as a coordinated contemporary composition: a modest, low-level extension with lightweight glazing, together with a rear dormer significantly set within the roof slope and away from the principal roof edges.

The heritage assessment below acknowledges that the rear dormer remains the most sensitive element and explains the detailed controls needed to keep it subordinate.

4. Assessment of significance

4.1 Stroud Green Conservation Area

The conservation area's significance derives principally from its coherent historic residential townscape: established street and plot patterns; consistent building lines; repeated pitched roof forms and chimney stacks; a strong rhythm of vertically proportioned windows and entrances; traditional brick, render, slate or tile; and mature front and rear garden planting. Its interest also lies in the variety within that broad coherence, with individual villas and end buildings providing visual emphasis.

Mount View Road has a distinctive edge-of-open-space character because the houses face the reservoir landscape. The combination of mature trees, generous plots and views across open land gives this part of the conservation area a greener and less urban quality than the denser streets nearby.

4.2 Contribution of 43 Mount View Road

No. 43 makes a strong positive contribution to the character and appearance of the conservation area. In line with the Council's pre-application assessment, it should be understood both as an individual Victorian villa and as part of the notably intact group at Nos. 43-55, whose shared roofscape, original fenestration,



gabled porches, brick detailing and generous front gardens give this stretch of Mount View Road particular architectural coherence. The principal reasons are:

- its legible Victorian villa form and detached composition;
- the strong, largely intact principal elevation, including bay windows, central gabled porch, brickwork, render detailing, sash-window proportions and chimney stacks;
- the survival of traditional materials and architectural detail;
- its contribution to the varied but coherent roofscape and street rhythm of Mount View Road;
- the relationship between the house, its planted frontage, long rear garden and the reservoir-side setting; and
- the survival of selected internal features that evidence the building's original character, although these do not form part of the conservation-area designation.

The front elevation, roof silhouette, chimney stacks, traditional window proportions and garden setting are of high relative significance to the building's contribution. The plainer rear elevation is of moderate significance.

Later utility spaces and altered internal service areas at the rear are of lower significance and offer greater capacity for change.

5. Description of the proposals

The submitted application scheme has been refined following PRE/2026/0103. The most important change is the removal of the proposed front dormers. The principal elements relevant to heritage significance are now:

- Three small conservation-style rooflights positioned in an orderly arrangement within the principal/front roof slope, in place of the two front dormers proposed at pre-application stage
- A modest single-storey rear and side extension forming an enlarged kitchen and improved connection to the garden, designed as a lightweight contemporary intervention at the least publicly visible part of the site
- A glazed opening with sliding doors at lower-ground/ground-floor level to the rear, together with a slender glazed element to the rear outrigger
- A single rear dormer set within the rear roof slope, finished in crimson standing-seam metal with window openings designed to match the proportions of the host building. We have opted for simplicity with the form here, as per the guidance we received in the pre-application meeting, both formally and informally.
- Rooflights to the rear and side roof slopes and photovoltaic panels positioned on the less publicly prominent rear roof slope
- Internal reconfiguration at ground, first and loft levels
- Landscape and terrace adjustments within the rear garden.



6. Heritage impact assessment

6.1 Principal elevation and public views

The established front facade is retained without alteration to its bays, entrance porch, brickwork, window openings or decorative detailing. Crucially, the front dormers resisted by both the Conservation Officer and Planning Officer have been removed. The three rooflights are therefore the only material change visible from Mount View Road. They are regularly spaced, positioned high within and flush with the roof plane, and leave the ridge, eaves, verges and chimney stacks fully legible. This preserves the original roof form and the largely uninterrupted roofscape shared by Nos. 43-55.

The only other change proposed at the front is replacement glazing. This is to be painted timber sash windows, which are like-for like proportionally with the original glazing, but with double glazed units installed as opposed to single glazed units.

6.2 Rear dormer

The pre-application advice considered the earlier dormer overly large and uncharacteristically prominent, with the potential to affect the form of the rear roof and, cumulatively with the ground-floor extension, to subsume the rear elevation. Those concerns have informed the assessment of the application design. It is set below the ridge and in from the side roof edges, retaining the chimney stacks and a readable margin of original roof. Exact dimension of these offsets can be found in the DAS and proposed planning drawings.

As the dormer is located on the private rear roof slope, where it will be seen mainly from the garden and in oblique or longer views, rather than as part of the principal Mount View Road roofscape. It is not visible from the public realm.

The application adopts a simple contemporary dormer with a simple red standing-seam finish. The colour is intended to match the colour of the red brick and surrounding tiles.

6.3 Rear extension and glazing

The pre-application advice found limited objection in principle to the scale, form and layout of the ground-floor addition, provided that it remained a lightweight and transparent contemporary intervention. The submitted extension follows that approach. It is modest in depth, set away from the principal side edge, located at the least publicly visible part of the site, and associated with lower-significance utility and service accommodation.

The glazed treatment reduces perceived bulk and allows the surviving masonry of the rear elevation and outrigger to remain legible above and alongside the new work.

The extension does not compete with the rear outrigger or combine visually with the dormer as a single dominant addition. A limited material palette, slim dark framing, a calm vertical rhythm of routed cast stone panels. The design makes a virtue of the clear junctions with the historic masonry details.



6.4 Internal works

The house is not listed, so the internal alterations do not require listed-building consent. Nevertheless, the design retains the key surviving features identified in the submitted statement, including the tiled entrance hall, stained-glass front door and decorative arches between the principal reception rooms. The principal historic plan form at the front of the house remains legible. Most change is concentrated in secondary rear and roof spaces.

6.5 Setting, garden and cumulative effect

The long rear garden and mature landscape framework are retained. The proposal does not alter the historic plot boundary, front garden, boundary treatment or relationship with the reservoir-side street. The modest terrace changes and rear extension therefore have negligible effect on the conservation area's spatial character.

Taken together, the revised works preserve the building's most important public-facing features and direct the greatest degree of change to the rear and interior. The removal of the front dormers is a significant heritage benefit compared with the pre-application scheme and responds to the Council's central concern about the unbroken roofscape of Nos. 43-55.

The rear additions will cause a localised change to the building's secondary elevation, but they would not result in the loss of the historic plot pattern, principal facade or defining public roofline. With the recommended controls, the cumulative effect is assessed as preserving the character and appearance of the conservation area.

7 Conclusion

The application responds directly to the principal heritage concern raised at pre-application stage by removing the two front dormers.

The building's principal elevation, original roof silhouette and group roofscape are retained, with visible front-roof alterations limited to three carefully arranged, flush-fitting conservation rooflights. The more substantial dormer, glazing and extension are confined to the rear, where public visibility is limited and where the pre-application advice accepted a lightweight ground-floor intervention in principle.

The rear dormer remains the element requiring the greatest design care. However, when assessed together with the removal of the front dormers, its rear-only location, its setbacks from the roof edges and the lightweight treatment of the ground-floor extension, the revised scheme would preserve the character and appearance of the Stroud Green Conservation Area



References

- Planning (Listed Buildings and Conservation Areas) Act 1990, section 72.
- Ministry of Housing, Communities and Local Government, National Planning Policy Framework, revised December 2024 and amended February 2025, Chapter 16.
- Mayor of London, The London Plan 2021, Policy HC1 Heritage conservation and growth.
- London Borough of Haringey, Local Plan Strategic Policies, Policy SP12 Conservation.
- London Borough of Haringey, Development Management DPD (adopted July 2017), Policies DM1 and DM9.
- London Borough of Haringey, conservation-area list: Stroud Green designated 10 June 2003; no current adopted appraisal.
- Lineworks, 43 Mount View Road Design and Access Statement, project 0125, dated 10 July 2026.
- Lineworks, planning drawing package 0125_MODEL_ST2_V6, dated 9 July 2026.
- London Borough of Haringey, Pre-Application Advice Note PRE/2026/0103, 43 Mount View Road