

17 TOWER TERRACE, LONDON, N22 6SX

HERITAGE STATEMENT



PREPARED FOR:

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27.08.2026

TABLE OF CONTENTS

1.0	INTRODUCTION	2
2.0	PLANNING POLICY FRAMEWORK.....	2
3.0	APPLICATION SITE AND CONTEXT	2
4.0	HISTORIC BACKGROUND.....	4
5.0	17 TOWER TERRACE.....	8
6.0	SIGNIFICANCE APPRAISAL	9
7.0	SETTING	11
8.0	PLANNING HISTORY.....	13
9.0	PROPOSAL.....	13
10.0	IMPACT ASSESSMENT.....	16
11.0	COMPLIANCE WITH LEGISLATION GUIDANCE, AND POLICY	21
12.0	CONCLUSION	23

1.0 INTRODUCTION

- 1.1 This report has been prepared by MVHC Ltd, in support of the application for Planning Permission in relation to the proposed development at No. 17 Tower Terrace, N22 6SX.
- 1.2 This document should be read in conjunction with the Design and Access Statement and drawings prepared by AR Architecture and Planning Statement prepared by Gracechurch Town Planning Ltd.
- 1.3 In accordance with the National Planning Policy Framework (NPPF, August 2026), together with relevant Haringey Council planning policies and guidance, this Heritage Statement identifies the heritage assets that may be affected by the proposed development and assesses their significance, including the contribution made by their setting where relevant. It considers the potential effects of the proposals upon that significance and identifies whether those effects would be positive, result in no effect, or result in harm. The assessment is proportionate to the significance of the identified heritage assets and the nature and extent of the proposed development and is informed by visual inspection of the site together with a review of relevant primary and secondary sources.
- 1.4 The proposal involves the construction of a new dwelling within the rear area of the site, replacing the existing outbuildings. For detailed information on the proposals, reference should be made to the drawings and supporting information prepared by the architects.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 Where development has the potential to affect designated or non-designated heritage assets, there is a statutory and planning policy framework which requires the significance of those assets, and the effects of the proposed development upon that significance, to be appropriately considered. The relevant legislation, national and regional planning policy, local planning policy and heritage guidance applicable to this assessment comprise:
 - THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 – Section 72(1)
 - NATIONAL PLANNING POLICY FRAMEWORK (NPPF), AUGUST 2026
 - PLANNING PRACTICE GUIDANCE (PPG) – CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT
 - RELEVANT HISTORIC ENGLAND GOOD PRACTICE ADVICE AND ADVICE NOTES, including GPA2: Managing Significance in Decision-Taking in the Historic Environment; GPA3: The Setting of Heritage Assets; and Advice Note 12: Statements of Heritage Significance
 - THE LONDON PLAN (2021)
 - HARINGEY LOCAL PLANNING POLICY AND GUIDANCE, including Policies SP11, SP12 and DM9
 - WOOD GREEN COMMON CONSERVATION AREA CHARACTER APPRAISAL

3.0 APPLICATION SITE AND CONTEXT



Figure 1 – Aerial View of the site and its context

- 3.1 The application site is located on the corner of Tower Terrace and Mayes Road, with its principal elevation facing Caxton Gardens. The site lies within the Wood Green Common Conservation Area, which is a designated heritage asset for the purposes of the NPPF.

3.2 HERITAGE DESIGNATIONS: WOOD GREEN COMMON CONSERVATION AREA

- 3.2.1 The Wood Green Common Conservation Area was first designated on 26 March 1976. The Conservation Area was extended on 16 September 1991 to include the buildings on the south and east sides of the Common, and on 11 February 2008 to include railway land and Alexandra Palace station on the west side of Buckingham Road.

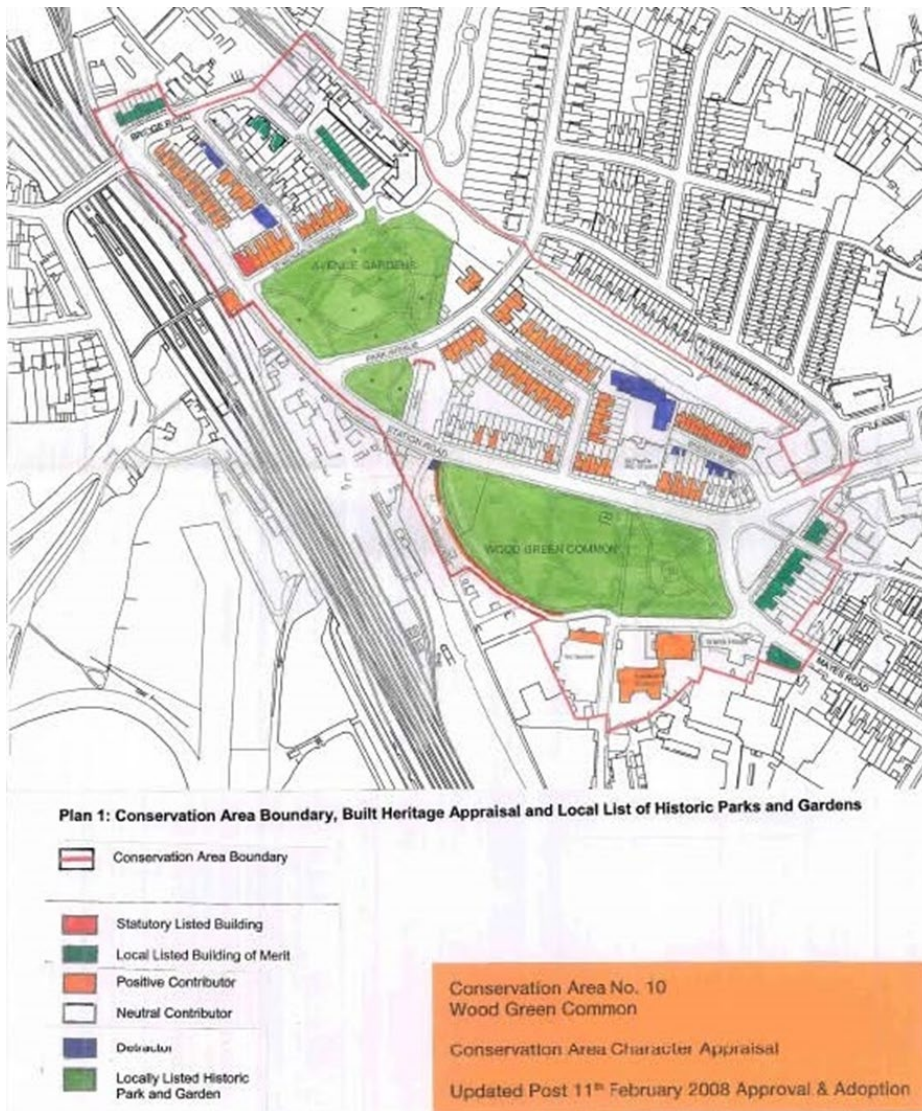


Figure 2 - Wood Green Common Conservation Area Map

- 3.2.2 There are two statutorily listed Grade II buildings within the Conservation Area. In addition, a number of buildings are included on Haringey's Local Heritage List, including No. 17 Tower Terrace and the remainder of the terrace of which it forms part, while other buildings are identified within the Conservation Area Character Appraisal as making a positive contribution to its character and appearance. For the purposes of the NPPF, the Wood Green Common Conservation Area is a designated heritage asset, while locally listed buildings, including No. 17 Tower Terrace, are non-designated heritage assets.

- 3.2.3 The Wood Green Common CA Character Appraisal (2008) describes the area as follows:

“The Wood Green Common Conservation Area is defined by the mainline railway line to the south west and the disused railway line to the northeast, both of which are lined with mature trees and shrubs. The area is characterised by areas of green space (Avenue Gardens and Wood Common) that were originally combined as one large common. These give the area a sense of spaciousness and form its main focal points. Planting and mature trees are abundant throughout the conservation area and form an important element of the area's

character and appearance. Of particular note are the mature London Plane trees, which dominate the green spaces and line several of the area's streets. The conservation area's green spaces are bordered by pockets of residential streets that are lined with two and three storey residential properties mostly of late Victorian and Edwardian origin. The majority of the residential terraces retain their traditional appearance and are of architectural merit, although several have lost elements of their original character. The area's streetscape is punctuated in places by isolated infill buildings and retail units. However, the streets are generally characterised by their sense of rhythm and domestic scale. In contrast, a group of larger institutional and educational buildings occupy the area at the southern edge of the conservation area."

- 3.2.4 The significance of the Wood Green Common Conservation Area therefore derives principally from its surviving historic pattern of development, the relationship between its green spaces and surrounding built form, the architectural and townscape qualities of its predominantly late Victorian and Edwardian buildings, and the rhythm, scale and character of its historic streetscapes. No. 17 Tower Terrace and the wider terrace of which it forms part contribute positively to these aspects of the Conservation Area's significance.

3.3 ARCHAEOLOGY

- 3.3.1 The application site lies immediately outside the southern boundary of Archaeological Priority Area (APA) 2.9: Wood Green Village, identified as a Tier 2 APA in the Haringey Archaeological Priority Areas Appraisal (2021) (Fig 3).

- 3.3.2 The area has been included as it has the potential to contain archaeological deposits associated with the medieval and post-medieval settlement. The village green is an area of open common ground which has remained undeveloped since the medieval period. Both Avenue Gardens and the village green are areas of undisturbed land in the otherwise heavily developed borough of Haringey; accordingly, they have the potential to contain preserved prehistoric and Roman remains.

The application site itself lies outside the designated APA; however, given the proposed basement excavation, the potential for archaeological remains and any requirement for further archaeological assessment should be considered in consultation with the relevant archaeological adviser.

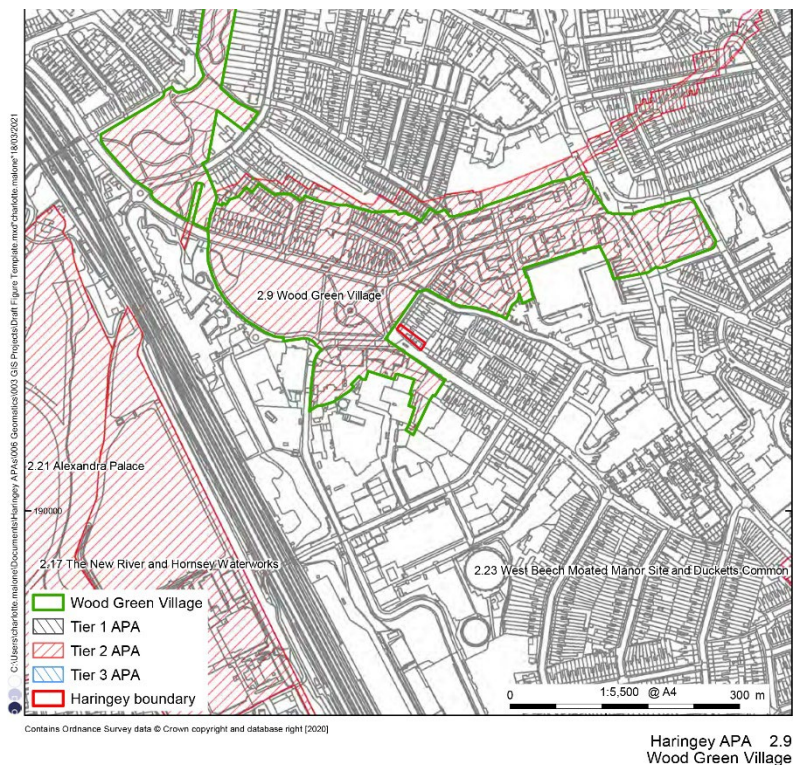


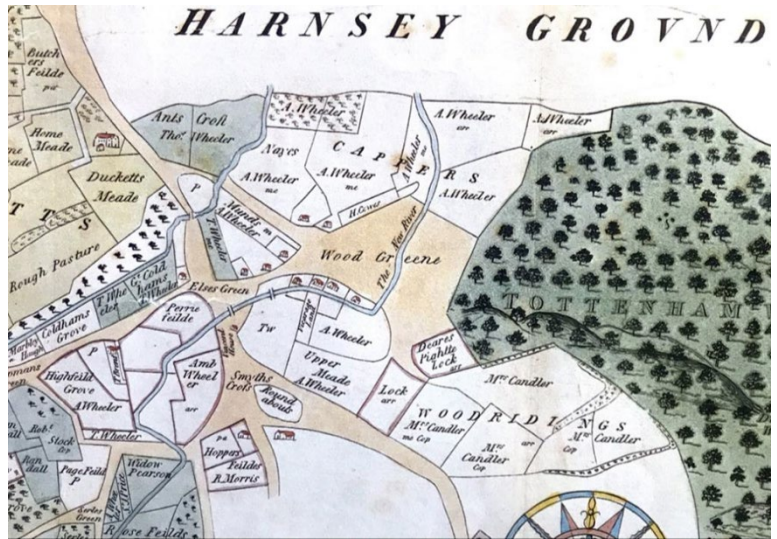
Figure 3 – APA2.9 - Wood Green Village

4.0 HISTORIC BACKGROUND

- 4.1 The historic development of the Wood Green Common Conservation Area is described in detail in the Conservation Area Character Appraisal (2008), prepared by Nathaniel Lichfield & Partners Ltd. Documentary evidence indicates that settlement in the area dates from at least the 13th century:

"The earliest written evidence of 'Woodlegh' is a reference in documentation dating from 1254, which relates to a grant for Duckets Manor. Throughout the early development of Wood Green, the settlement was connected to London by tracks broadly corresponding to contemporary Green Lanes and Mayes Road [...]. By the 13th Century much of the area [...] was covered by a series of small estates, including the Dears Pightle and Bakersfield estates, which occupied much of what are now the northern sections of the conservation area. Dears Pightle covered the area currently bounded by St Michael's Terrace, Dorset Road and Terrick Road, whilst Bakersfield is now occupied by Nightingale Gardens. Both estates were originally held by the Prioress of Kilburn. They were seized by the Crown during the Dissolution in 1544 and then sold to Henry Audley and John Cordell. By the early 19th Century these areas had been acquired by the Woodward family."

- 4.2 Between the 17th and early 19th centuries, a number of substantial houses and country retreats were established by wealthy Londoners around Wood Green Common, including Cherson House, Wood Green Cottage, Moat Cottage and the Grange, on the northern side of the Common. During the late 18th and early 19th centuries, Wood Green House (c.1780), Harringay House (c.1792), Chitts House (c.1805) and Bounds Green House were also constructed around its perimeter. Despite this development, the area remained sparsely populated; by 1798, its population was approximately 100. During the early 19th century the population began to increase as areas of woodland within Tottenham were progressively cleared and replaced by farmland.



- 4.3 Wood Green Common was surrounded by relatively small farmsteads, including those owned during the mid-18th century by Mary Weekley and Pagean Wright, which extended over areas of 25 and 34 acres respectively, and covered the southern limits of the current conservation area. In the latter decades of the 19th century several dairy farms were established throughout Tottenham, including Abbott Brothers Model Dairy, which was situated on Station Road within the conservation area.

Figure 4 - Dorset 1615 map (the map was drawn to have south upwards, so it is actually upside down in comparison with later maps)



Figure 5 – 1817 Thomas Wyburd's survey of Tottenham parish. The approximate location of the application site is marked in red.

- 4.4 The Conservation Area Character Appraisal describes the gradual transformation of Wood Green during the first half of the 19th century:

"Wood Green expanded gradually during the early decades of the 19th Century and in 1844 the hamlet attained village status with the construction of St Michael's Church. Although a village centre had begun to develop around the Common, Wood Green essentially remained a small, rural settlement until the introduction of the railways in the middle decades of the 19th Century, following the Great Northern Railway Act of 1846. By 1841 the population of Wood Green had grown to approximately 400 inhabitants as new houses and a range of shops and services were built. Wood Green continued to be inhabited by affluent City merchants and traders as is indicated by the 1832 census which records 29 'capitalists, bankers or professionals' within the ward."

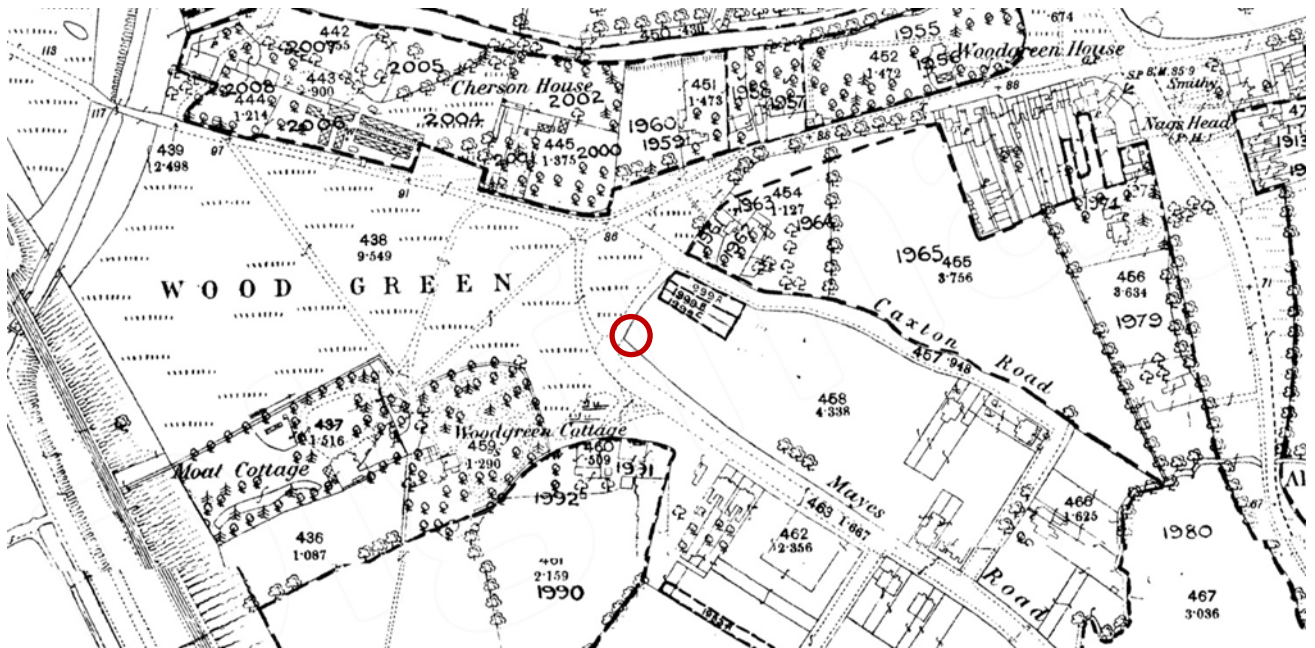


Figure 6 - 1860 OS Map of the Wood Green Common area. The application site was still undeveloped.

- 4.5 The Great Northern Railway opened through Wood Green in 1850, with the local station originally known as Wood Green and now Alexandra Palace Station. The arrival of the railway was a significant catalyst for the suburban development of the area, facilitating rapid population growth during the second half of the 19th century. New residential terraces were developed along Mayes Road and Caxton Road and to the north of Wood Green Common, while new streets, including Tower Terrace, Brabant Road and Barratt Avenue, were laid out as part of this expansion. The application site therefore forms part of the wider pattern of Victorian suburban development associated with the transformation of Wood Green following the arrival of the railway.



Figure 6 – 1890 OS Map, showing further development of Wood Green area with application site marked in red

4.6 The arrival of the railway also encouraged the development of manufacturing industries in Wood Green. In 1872, the Allsopp & Co. piano factory was established by Henry Ivory on Mayes Road. The factory was taken over in 1880 by the confectionery manufacturer Barratt & Co., which subsequently became a significant local employer. In 1897, Barratt & Co. constructed a substantial headquarters building on Mayes Road and, during the 1890s, terraces of workers' housing were developed on Barratt and Park Avenues. Following the death of G.W. Barratt in 1965, the company was taken over by Bassett & Co. Ltd, and the factory eventually closed during the 1980s. A granite fountain was erected on Wood Green Common in 1930 in memory of G.W. Barratt, former chairman of Barratt and Co.



Figure 7 – Photograph of Barrat's office building today known as Cambridge House, a five storey, locally listed office building, erected in 1897 as the headquarters for Barratt & Co Confectioners.

4.7 The post-war period saw a number of more isolated developments within the Conservation Area. In 1952, a new Post Sorting Office replaced the earlier 1900 building on Buckingham Road. In 1971, the large St Paul's Roman Catholic Church, designed by John Rochford, was constructed. One of the former Barratt factory buildings on Mayes Road was replaced in 1984 by Granta House, while Palace Gates sheltered housing was constructed on the site of the former Palace Gates Station. In 1993, a pumping station was constructed beside the New River, in the immediate vicinity of Wood Green Common.

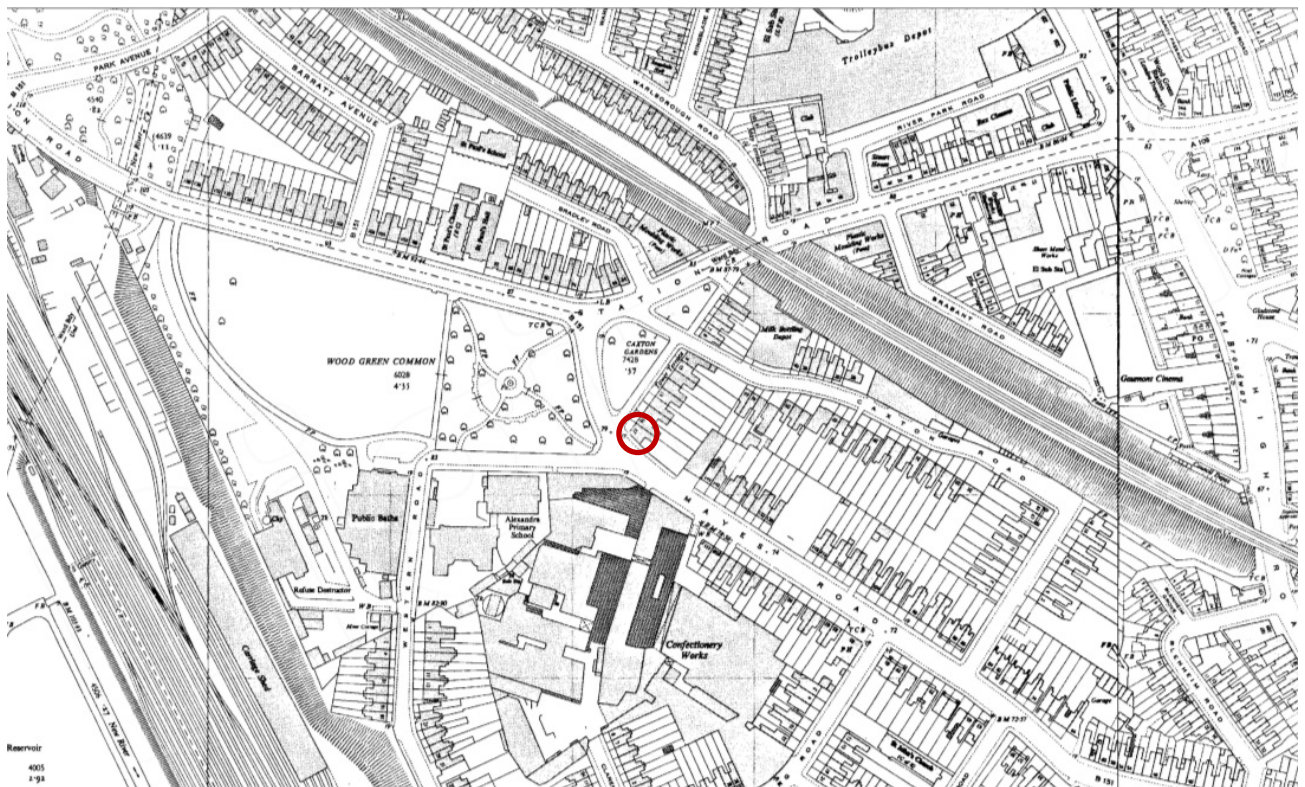


Figure 8 – 1930s OS Map showing the large complex of the Barratt's confectionery factory to the south of the application site.

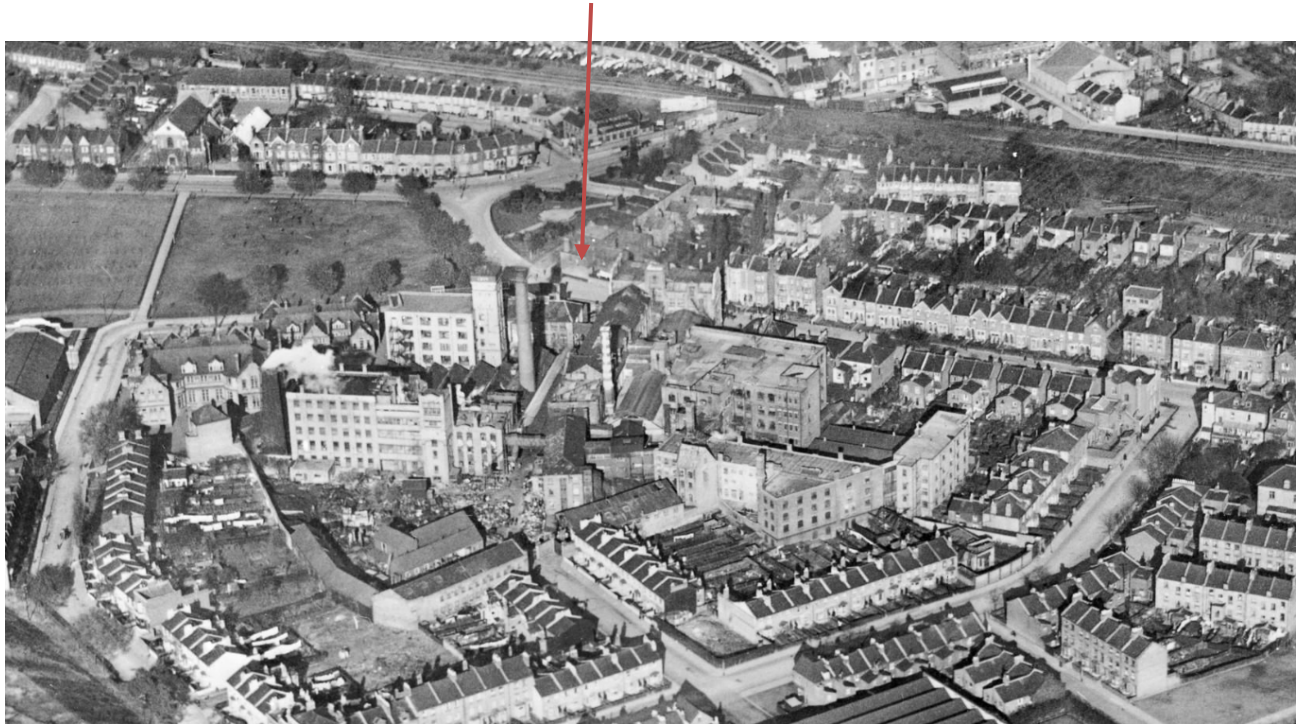


Figure 9 - Aerial photo of Barratt's Confectionery Works and environs, Wood Green (1921). The location of the application site is marked with red arrow.

5.0 17 TOWER TERRACE



Figure 10 - Front Elevation of No. 17 Tower Terrace

- 5.1 No. 17 Tower Terrace is a corner building on the southern part of the street, which connects Mayes Road and Parkland Road. Although the exact date of its construction is not known, the analysis of the historic maps shows that it was built sometime between 1860 and 1880. No. 17 forms part of the composition of nine houses and is arranged over two storeys with attic and basement levels. The terrace has a gambrel slate roof, and at each end, the houses have raised gables. The side elevation of No. 17 has two prominent chimney stacks but is otherwise quite modest. In contrast, the front elevation has more decorative detailing with features such as a white-painted entrance, window surrounds with keystones and an elaborate bay window. There is a small front patio with a low brick boundary wall. The rear elevation is of plain brick and has a two-storey rear extension. The whole terrace faces Caxton Gardens, which is a small green area bounded by low granite walls.



Figure 11 – Side Elevation of the application site

- 5.2 No. 17 Tower Terrace is a non-designated heritage asset. It is not statutorily listed but is included on Haringey's Local Heritage List, together with the remainder of the terrace of which it forms part. There are no statutorily listed buildings within the immediate vicinity of the application site. On the opposite side of Mayes Road is Cambridge House, the former Barratt & Co. headquarters, which is also locally listed.

6.0 SIGNIFICANCE APPRAISAL

- 6.1.1 This section assesses the significance of the heritage assets that may be affected by the proposed development, drawing upon the historical research and analysis set out in the preceding sections. In accordance with the NPPF, significance is understood as the value of a heritage asset to this and future generations because of its heritage interest. The assessment considers the architectural, historic and archaeological interest of the identified heritage assets, together with the contribution made by their setting, where relevant.
- 6.1.2 Significance may derive from the physical fabric and characteristics of a heritage asset, from its historical and spatial relationships, and from the contribution made by its setting. The assessment therefore considers not only the heritage interest of No. 17 Tower Terrace as a non-designated heritage asset, but also its relationship with the wider terrace, surrounding historic development and the Wood Green Common Conservation Area.
- 6.1.3 The assessment has also been informed by Historic England's *Conservation Principles, Policies and Guidance* (2008), which identifies evidential, historical, aesthetic and communal values as a means of understanding heritage significance, together with Historic England Advice Note 12, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. The Conservation Principles values are used as an analytical framework alongside the heritage interests identified in national planning policy.

6.2 ARCHAEOLOGICAL INTEREST/EVIDENTIAL VALUE

- 6.2.1 The application site lies immediately outside the southern boundary of APA 2.9: Wood Green Village. No specific archaeological finds associated with No. 17 or the terrace have been identified. The surviving fabric of No. 17 nevertheless provides evidential information concerning its original construction and subsequent development. The principal external form and architectural composition of the building survive, although its interior has been altered through its conversion into self-contained flats during the 1970s. The rear part of the site is substantially occupied by later timber sheds, garages and other ancillary structures, which do not contribute to an understanding of the historic development or significance of the house.
- 6.2.2 Despite internal alterations, No. 17 retains evidential value through the survival of its principal historic form, which remains legible, and its historic fabric. These provide evidence of its original construction and subsequent development. Its evidential interest makes a **moderate** contribution to the overall significance of the building. The later ancillary structures occupying the rear of the site are of **negligible heritage significance**.

6.3 ARCHITECTURAL/AESTHETIC INTEREST

- 6.3.1 No. 17 Tower Terrace is a representative example of mid-Victorian speculative residential development associated with the suburban expansion of Wood Green during the second half of the 19th century. Its exterior, and in particular its principal elevation to Tower Terrace, retains much of its historic architectural character and decorative treatment, including the bay window, entrance and window surrounds with keystones. As the end property within the terrace, its raised gable and prominent chimney stacks also contribute to the architectural composition and silhouette of the group.
- 6.3.2 The architectural and aesthetic interest of No. 17 derives particularly from its relationship with the wider terrace, where the consistent scale, rhythm, materials and architectural treatment of the houses create a coherent historic streetscape. The group makes a positive contribution to the architectural and townscape character of the Wood Green Common Conservation Area.
- 6.3.3 In contrast, the later single-storey ancillary structures occupying much of the rear of the site are of utilitarian construction and possess negligible architectural and aesthetic interest. Their piecemeal form and appearance do not relate positively to the architectural character of No. 17 or the wider terrace, and they make *no positive contribution* to the significance of the building.
- 6.3.4 The architectural and aesthetic interest of No. 17, particularly its principal elevation and its contribution to the architectural composition and townscape value of the wider terrace, makes a *moderate* contribution to the overall significance of the building.

6.4 HISTORIC INTEREST/COMMUNAL VALUE

- 6.4.1 No. 17 Tower Terrace has formed part of the historic development of Wood Green since the second half of the 19th century. Together with the remainder of Tower Terrace, it illustrates the period of suburban expansion and speculative residential development that followed the arrival of the railway in Wood Green in 1850.
- 6.4.2 The building also provides evidence of the type and character of domestic development associated with the expanding Victorian suburbs and the social and economic changes that accompanied this growth. Its conversion from a single dwelling into flats forms part of the later evolution of the building, although this change is not in itself considered to contribute materially to its heritage significance.
- 6.4.3 In the wider context, Cambridge House (No. 109 Mayes Road), the locally listed former headquarters of Barratt & Co., constructed in 1897, illustrates the subsequent industrial and commercial development of the area. Together, the Victorian residential development of Tower Terrace and the later commercial development along Mayes Road illustrate successive phases in the growth and urbanisation of Wood Green during the second half of the 19th century.
- 6.4.4 No specific historic associations with notable individuals or events, or particular communal associations specific to No. 17, have been identified. Its historic interest is therefore principally illustrative rather than associative, deriving from its ability to demonstrate the transformation of the formerly rural surroundings of Wood Green Common into a predominantly residential suburb. Overall, its historic interest makes a moderate contribution to the overall significance of the building.

6.5 OVERALL SIGNIFICANCE

- 6.5.1 Overall, No. 17 Tower Terrace is a non-designated heritage asset of local significance, deriving principally from its surviving historic form and fabric, its architectural and historic interest as part of a coherent mid-Victorian residential terrace, and its ability to illustrate the suburban development of Wood Green during the second half of the 19th century. Its relationship with the wider terrace is an important aspect of its significance, and the building makes a positive contribution to the character, appearance and significance of the Wood Green Common Conservation Area. In contrast, the later ancillary structures occupying the rear of the site are of negligible heritage significance and make no positive contribution to the significance of No. 17 or the wider terrace.

7.0 SETTING

- 7.1.1 The setting of a heritage asset can contribute to its significance and to the ability to appreciate that significance. Setting comprises the surroundings in which a heritage asset is experienced; its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to significance, may affect the ability to appreciate that significance, or may be neutral.
- 7.1.2 Historic England's Historic Environment Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (GPA3) provides guidance on assessing the contribution made by setting to the significance of heritage assets. Relevant considerations include visual relationships, environmental factors, spatial associations and the understanding of historic relationships between an asset and its surroundings.
- 7.1.3 The contribution made by setting to significance is not dependent upon public access or the number of people able to experience it. However, consideration should be given to the extent to which the surroundings allow the significance of a heritage asset to be experienced and appreciated.
- 7.1.4 The setting of No. 17 Tower Terrace is principally formed by the surrounding historic townscape within the Wood Green Common Conservation Area, including its relationship with the remainder of Tower Terrace, Caxton Gardens, Mayes Road and the surrounding of the late 19th and early 20th century development. The building is experienced primarily as part of the coherent residential terrace, which illustrates the suburban expansion of Wood Green during the second half of the 19th century.
- 7.1.5 The heritage assets relevant to the setting assessment are No. 17 Tower Terrace and the adjoining properties within the terrace, the nearby locally listed Cambridge House, and the Wood Green Common Conservation Area. No. 17 makes a positive contribution to the character, appearance and significance of the Conservation Area through its historic form, scale, proportions and relationship with the remainder of the terrace and surrounding streetscape. Its significance also derives in part from its spatial and visual relationship with the surrounding urban grain, rear garden plots, boundary treatments and neighbouring historic buildings. The hierarchy between the principal street frontage and the secondary rear areas remains legible and forms part of the historic character and pattern of development of the area.
- 7.1.6 Whilst the historic pattern of the rear plot and its secondary relationship to the principal building contribute to an understanding of the historic development of the site, the existing cluster of later outbuildings creates a fragmented and visually cluttered arrangement which detracts from the coherence and legibility of this part of the site. The structures themselves are of negligible heritage significance and detract from the contribution made by this part of the setting to the significance of No. 17, as well as reducing the overall visual quality of this part of the Conservation Area.
- 7.1.7 Views of the site are generally experienced within a relatively enclosed urban context, where glimpsed views between buildings and into rear plots contribute to an understanding of the historic pattern and character of development within the Conservation Area. The predominantly residential character of the area, the scale and form of surrounding historic buildings, and the survival of traditional plot patterns further contribute to the ability to understand and appreciate the significance of No. 17 and the surrounding historic townscape.

7.2 VIEWS AND VISTAS



Figure 12 – view north towards the application site, along Mayes Road

- 7.2.1 Views of the application site within the Conservation Area are experienced predominantly from Mayes Road. Situated opposite Cambridge House, the rear elevation of No. 17 Tower Terrace is prominent in views from the northern section of Mayes Road (Fig. 12). These views also encompass the rear part of the application site and form part of the wider townscape context in which No. 17 and the surrounding historic development are experienced.



Figure 13 – View of the rear elevation of the application site and adjoining houses on the terrace.

- 7.2.2 In the longer view through the gap between No. 17 Tower Terrace and No. 146 Mayes Road (Figs. 13 & 14), there are no individual buildings or townscape features that form a prominent focal point within the vista. The principal characteristic of the view is the spatial separation between the buildings, which allows a limited appreciation of the rear plot and the layered pattern of development beyond. The distant backdrop includes later 20th century development, including council office buildings, while No. 146 Mayes Road is itself a later 20th century building. These later elements do not make a notable positive contribution to the architectural or historic interest of the surrounding historic townscape.



Figure 14 - Another view of the side elevation from Mayes Road

8.0 PLANNING HISTORY

APPLICATION REFERENCE	PROPOSAL	DECISION	DATE OF DECISION
OLD/1957/0648	Widening of vehicular access to Mayes Road; Grant permission	Approve with Conditions	09/12/1957
OLD/1972/1479	Conversion to 3 self-contained flats and erection of 3 garages at rear.	Approve with Conditions	05/7/1972
OLD/1975/1314	Retention of existing caravan for habitable purposes or use as workshop or store.	Refused	22/12/1975
OLD/1981/1539	Erection of garage on site of parking area at rear.	Approve with Conditions	16/12/1981
HGY/2021/2984	Erection of a single storey rear extension to the upper ground floor flat in the existing house; the erection of a new self-contained three storey dwellinghouse with basement for the Applicant's own occupation on the rear area of the same property.	Refuse	15/12/2021
HGY/2023/0411 APP/Y5420/X/23/3332527	Certificate of Lawfulness for existing garages and portacabins to the rear of 17 Tower Terrace and their use for purposes which are incidental to the dwellinghouse(s) and the installation of a means of access.	Refuse/ Allowed on Appeal	28/6/2023 4/11/2024
HGY/2025/0231	Advertisement consent for the display of 3 x non-illuminated fascia signs (at garages/portacabins to rear of No.17) (AMENDED PLANS).	Approve with Conditions	09/4/2025

9.0 PROPOSAL

9.1 PREVIOUS PROPOSAL

9.1.1 In 2021, a planning application (HGY/2021/2984) sought to replace the garages and portacabins currently occupying the rear area of the application property with a new dwelling. The proposal also involved a new rear extension to the main house. The application was refused on the following grounds:

- *The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to London Plan Policy D6 and supporting guidance, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 by reason of the overall size and bulk, the number, type and disposition of units within the site, excessive site coverage and massing and poor relationship to the existing pattern of development thereby causing demonstrable harm.*
- *The proposed development would be out of keeping with the general pattern, standard and character of the area by reason of general bulk and massing within the site thereby resulting in an incongruous pattern of development detrimental to the amenities of the area contrary to London Plan Policy D6, Policies SP2 and SP11 of the Haringey Local Plan.*
- *The proposed development lies in an area of sensitive and special character worthy of retention within a Conservation Area. The proposed development, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017, and London Plan Policy HC1.*
- *The proposed development by reason of excessive bulk and massing would be detrimental to the amenities of neighbouring properties in the vicinity. As such, this development is contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2013, London Plan Policy D6 and is inconsistent with guidance in the National Planning Policy Framework.*

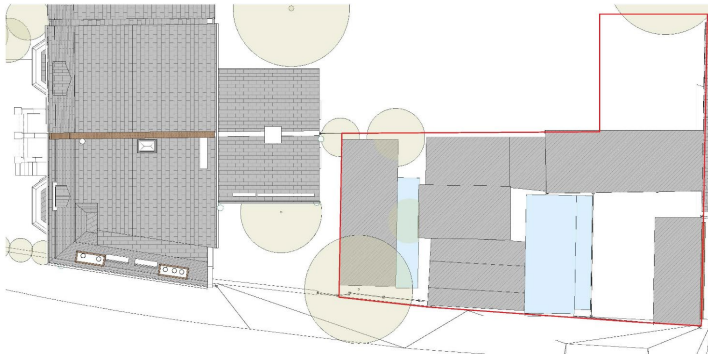
- 9.1.2 Further consultation with the Ruth Mitchell, Senior Conservation Officer for Haringey Council, produced following advice, on 29 January 2026:
- “Generally reducing the scale of the building proposed on this site would be a welcomed step in the right direction. I think that any design here should probably look to maintain a separate boundary wall, or the appearance of one, along the street - replacing the existing timber fencing.*
- [...] this is not really a site for a conspicuous or landmark building, so a building which has a more subtle approach to its architecture would be a more appropriate addition. I would suggest using natural materials which use the existing colour palette from the site’s context would seem to be a sensible starting point. However, I would not want to be overly prescriptive in terms of materials etc at this stage as their suitability is often dependant on the design of the building and hopefully, we will be seeing something quite different to the pre-app scheme [...].*

- 9.1.3 In response to the given advice, a number of revisions to the scheme were undertaken, resulting in the current proposal.

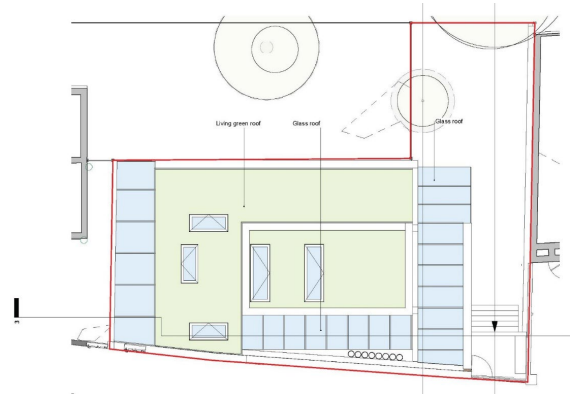
9.2 CURRENT PROPOSALS

- 9.2.1 The proposals involve the demolition and removal of the existing garages, portacabins and ancillary structures occupying the rear part of the site and the construction of a new single-storey dwelling with basement, together with associated landscaping, boundary treatment, access and parking.
- 9.2.2 The above-ground element of the proposed dwelling is positioned centrally within the site, with a landscaped garden to the south-east and a sheltered patio to the north-west. The building is deliberately low in scale, with its height designed in relation to the proposed boundary wall along Mayes Road. The majority of the building will be concealed behind the boundary wall when viewed from the public realm, while elements projecting above it are set back and do not exceed the height of the existing outbuildings.
- 9.2.3 The proposed dwelling adopts a restrained contemporary architectural treatment and a limited palette of materials. London yellow stock brick is proposed as the principal material, complemented by vertical timber cladding to the side and rear elevations, dark-grey metalwork and slimline aluminium-framed glazing. The south-facing courtyard elevation will incorporate a glazed brick arcade, while the flat roofs will be formed as biodiverse wildflower green roofs.
- 9.2.4 The existing timber fencing along Mayes Road will be replaced by a new London yellow stock brick boundary wall incorporating gates and access to the dwelling. The boundary treatment forms the principal public-facing expression of the development, with the new dwelling largely set behind it.
- 9.2.5 Vehicular and pedestrian access to the proposed dwelling will be provided from Mayes Road, with one on-site parking space accommodated within the front courtyard. The existing dropped kerb will be relocated approximately 3m to the south to serve the proposed access. The existing parking arrangements serving No. 17 Tower Terrace will remain unchanged.
- 9.2.6 The proposed basement will be contained within the footprint of the new dwelling and will provide ancillary hobby and entertainment accommodation, together with a WC and storage. No residential accommodation is proposed at basement level.
- 9.2.7 Associated landscape works include the provision of approximately 55 sq.m of garden and 14 sq.m of sheltered patio, biodiverse roof planting and replacement tree planting. Two Category C trees will be removed to facilitate the development and a replacement tree will be planted within the garden of the proposed dwelling

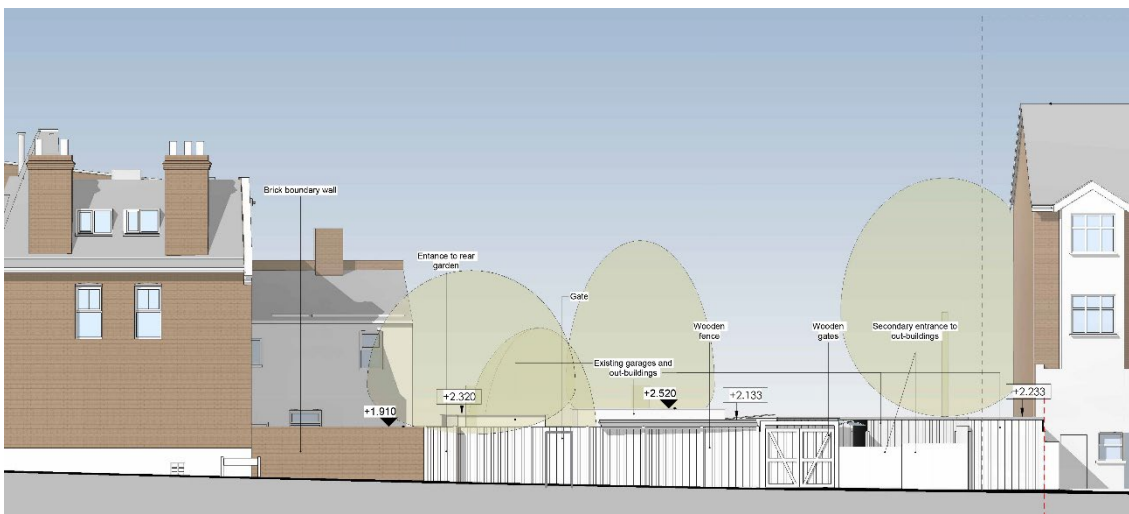
EXISTING SITE PLAN



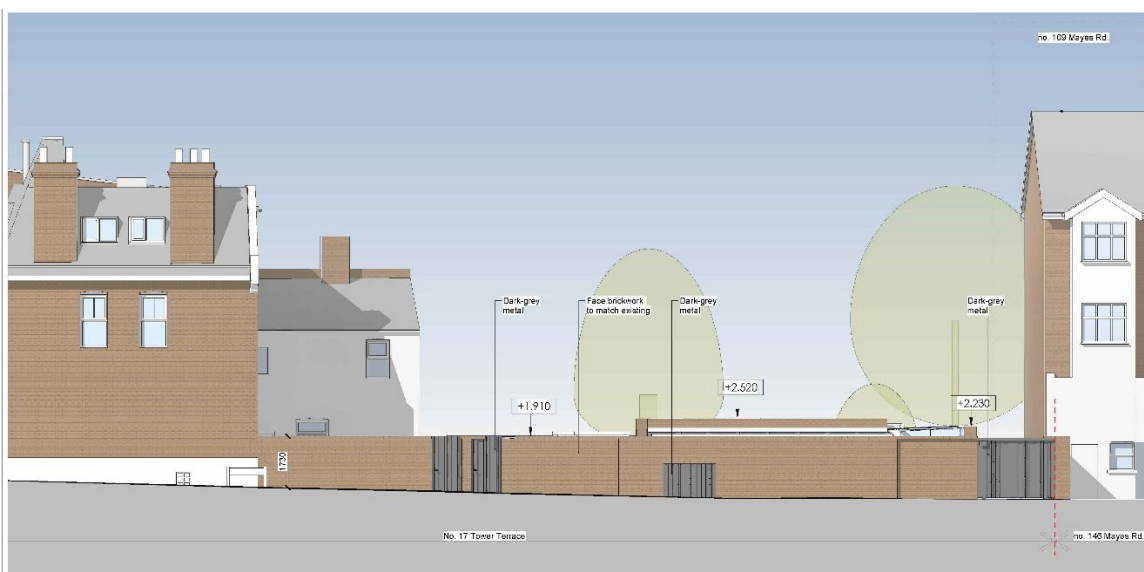
PROPOSED ROOF PLAN



EXISTING SOUTH ELEVATION (MAYES ROAD)



PROPOSED SOUTH ELEVATION



10.0 IMPACT ASSESSMENT

10.1 HERITAGE IMPACT

10.1.1 The assessment of the proposed development has been informed by the National Planning Policy Framework and relevant Historic England guidance, including Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. The assessment considers the nature and magnitude of the proposed change and its effect on the significance of the identified heritage assets, including the contribution made by their setting. For the purposes of this assessment, the magnitude of change is described as:

- Major: A substantial change to attributes or elements that contribute to the significance of a heritage asset or to the contribution made by its setting.
- Moderate: A noticeable change to attributes or elements that contribute to significance, affecting the way in which the heritage asset or its significance is understood or appreciated.
- Minor: A limited change to attributes or elements that contribute to significance, without materially altering the overall significance of the heritage asset.
- Negligible: A very limited change that does not materially affect the significance of the heritage asset or the contribution made by its setting.

10.1.2 The impact may also be beneficial, adverse or neutral, depending upon whether the change enhances, diminishes or leaves unchanged the significance of the heritage asset or the ability to appreciate that significance. The magnitude of change is not in itself a measure of heritage harm. Any harm identified is considered separately in accordance with the terminology and policy tests of the NPPF.

10.1.3 No. 17 Tower Terrace is a locally listed end-of-terrace house situated within the Wood Green Common Conservation Area. The proposed development site comprises the rear part of the property, which is currently occupied by a cluster of later outbuildings, garages and portacabins. The significance of No. 17 derives principally from its surviving historic form and fabric, its architectural and historic interest as part of a coherent mid-Victorian residential terrace, and its ability to illustrate the suburban development of Wood Green during the second half of the 19th century. Its relationship with the remainder of the terrace is an important aspect of its significance, and the building makes a positive contribution to the character, appearance and significance of the Wood Green Common Conservation Area. The later ancillary structures occupying the rear of the site are of negligible heritage significance.

10.1.4 The proposed scheme replaces the existing garages, sheds and portacabins, which are of negligible heritage significance and currently create a fragmented and visually cluttered arrangement within the rear part of the site, with a new purpose-designed dwelling. Their replacement provides an opportunity to improve the contribution made by this part of the site to the setting of No. 17 Tower Terrace and to the character and appearance of the Wood Green Common Conservation Area.

10.1.5 The proposal has been carefully designed to be a visually subordinate within the rear area of No. 17 Tower Terrace. The new dwelling is arranged over basement and ground-floor levels, with a single-storey form above ground. Its limited height and enclosure behind the proposed brick boundary wall ensure that the majority of the building remains largely concealed in public views from Mayes Road. Elements projecting above the boundary wall are set back and do not exceed the height of the existing outbuildings. The scale, height and positioning of the proposed dwelling maintain the established hierarchy between the principal historic terrace and the secondary development within the rear plot. The proposal also maintains the openness and spatial separation that allow the rear elevations of Tower Terrace to remain visible and their relationship with the historic plot pattern to be appreciated.

10.1.6 The architectural approach adopts a restrained and sensitive design language, using a limited palette of materials that responds to the character of the Conservation Area. London yellow stock brick, reflecting the material character of No. 17 and the wider terrace, is complemented by vertical timber cladding and dark-grey metalwork. Glazing is primarily confined to inward-facing elevations within the site, thereby avoiding visual competition with the host building and surrounding historic townscape. The biodiverse green roofs further soften the appearance of the new built form and reinforce its relationship with the garden setting. Overall, the proposed dwelling is experienced as a discreet and visually subordinate addition within the rear area of the site.

10.1.7 **Overall impact:** Overall, the proposed scheme has been carefully designed to respond sensitively to the character and scale of the surrounding historic context. Its limited visibility and subordinate relationship to No. 17 ensure that the significance of the locally listed building and the ability to appreciate that significance are preserved. The proposal maintains the established townscape hierarchy, spatial separation and visibility of the rear elevations of Tower Terrace, while remaining discreet in views within and towards the Wood Green Common Conservation Area. Whilst the proposal introduces change within the rear part of the site, this is limited in extent and appropriately contained within the existing urban context.

The existing ancillary structures are of negligible heritage significance and detract from the contribution made by this part of the site to the setting of No. 17. Their replacement with a coherent and carefully considered architectural addition will enhance the setting of No. 17 and the character and appearance of the Wood Green Common Conservation Area. The proposed scale, height, positioning, boundary treatment and material palette ensure that the new dwelling remains visually subordinate to No. 17 and does not compete with the architectural or historic interest of the surrounding heritage assets.

- 10.1.8 Overall, the proposal is considered to result in a *minor magnitude* of change and a *beneficial heritage effect*. It preserves the significance and setting of No. 17 Tower Terrace and the character and appearance of the Wood Green Common Conservation Area, and no heritage harm is identified.

10.2 VISUAL IMPACT

- 10.2.1 The assessment of the contribution made by views and setting to the significance of the identified heritage assets has been informed by Historic England's The Setting of Heritage Assets (GPA3, 2017). The assessment of the potential visual effects of the proposed development has also been informed by the principles set out in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3, 2013), published by the Landscape Institute and the Institute of Environmental Management and Assessment.

- 10.2.2 The sensitivity of the townscape or view, as experienced by the relevant visual receptor, is assessed as high, medium or low, with intermediate levels used where appropriate. Sensitivity is determined by considering:

- the value of the townscape or view; and
- the susceptibility of the receptor to the proposed change, including, in relation to views, the nature and expectations of the viewer.

- 10.2.3 The magnitude of visual change resulting from the proposed development is assessed as Major, Moderate, Minor or Negligible, using the following criteria:

- Major: a considerable change to the existing townscape or view;
- Moderate: a readily perceptible change to the existing townscape or view;
- Minor: a limited change that does not materially alter the overall character or composition of the townscape or view; and
- Negligible: a very limited or barely perceptible change to the townscape or view.

The resulting visual effect may be beneficial, adverse or neutral/indiscernible, depending upon the nature of the change and the sensitivity of the receptor.

- 10.2.4 The assessment of townscape and visual effects is based on professional judgement, informed by the sensitivity of the receptor and the magnitude and nature of the proposed change. Consideration is given to the location, scale, height, massing, silhouette, design, materials and visibility of the proposed development, together with its relationship to the existing townscape.

- 10.2.5 Where heritage assets are experienced within a view, the visual effect of the proposal is considered separately from its effect on heritage significance. Visibility or visual change does not, in itself, constitute heritage harm. The heritage assessment therefore considers whether and to what extent the proposed change affects those elements of the view or setting that contribute to the significance of the relevant heritage asset or to the ability to appreciate that significance.

10.3 VIEWS ANALYSIS

- 10.3.1 The relevant public views are principally those experienced from Mayes Road, from where the rear part of the application site is visible when approaching from the north and south. The proposed dwelling will be largely concealed behind the new brick boundary wall, with only limited elements of the building perceptible from the public realm.

- 10.3.2 The proposal will therefore introduce a limited change to the existing views from Mayes Road. The magnitude of visual change is considered to be minor, as the development will not materially alter the overall composition of these views or the visibility and prominence of the rear elevations of Tower Terrace. The ability to appreciate No. 17 and the wider historic terrace within their townscape context will therefore be preserved.

VIEW 01 – BASELINE



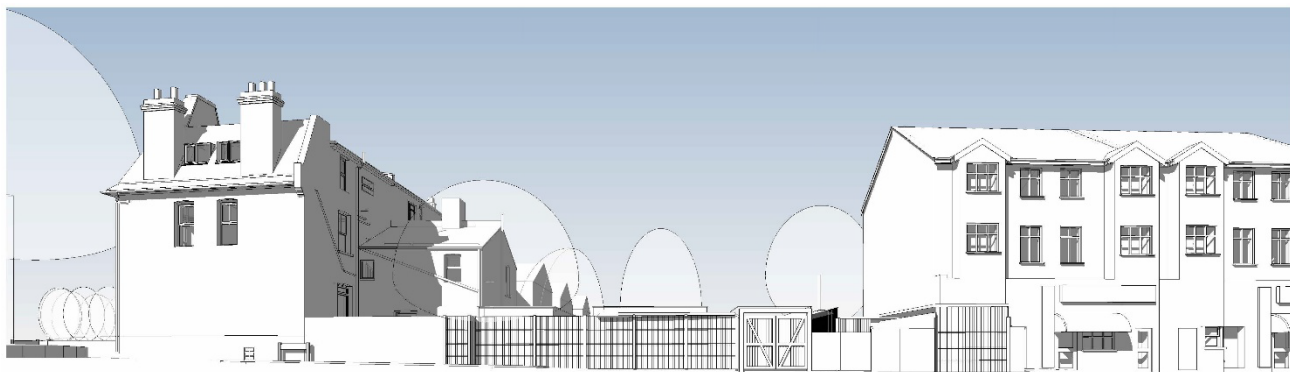
- 10.3.3 This view is experienced from Western Road, looking east towards the application site and the junction of Mayes Road and Tower Terrace. The view includes the street frontages of Mayes Road terraces and Tower Terrace, which contribute positively to the character and appearance of the Conservation Area. The application site is visible within the centre of the view and can be experienced within its wider townscape context. This is a relatively localised public view experienced primarily by pedestrians and vehicles approaching the site from Western Road. Due to the presence of designated and non-designated heritage assets, together with the contribution the view makes to the appreciation of the surrounding Conservation Area townscape, the sensitivity of the view is considered to be medium-high.

VIEW 01 - PROPOSED



- 10.3.4 The proposed scheme introduces a limited change within the centre of the view, where the new dwelling is experienced within the established urban grain and between the existing built forms of Tower Terrace and Mayes Road. Its limited height and position behind the new boundary wall ensure that it remains visually subordinate to the surrounding buildings and does not interrupt their established scale, massing or silhouette. The historic townscape pattern and the ability to appreciate Tower Terrace within the wider Conservation Area remain legible. The magnitude of visual change is considered *minor*. The resulting heritage effect is *neutral to beneficial*, with no harm to the significance of the identified heritage assets.

VIEW 02 - BASELINE



- 10.3.5 This view is experienced from Mayes Road, looking directly towards the application site and the existing rear outbuildings positioned behind the timber fence, at the rear area of the site. The view is characterised by the visual gap between the application site and the adjoining terrace along Mayes Road, which gives sense of openness and contributes to the spatial character of this part of the streetscape. The view is experienced primarily by pedestrians and passing vehicles travelling along Mayes Road and represents a relatively localised public view within the Conservation Area. Whilst much of the rear part of the site is screened by the existing boundary treatment, the principal historic buildings surrounding the site remain the dominant elements within the townscape composition. Taking into account the contribution this view makes to the appreciation of the surrounding Conservation Area, together with the susceptibility of the view to change, the sensitivity of the view is considered to be *medium-high*.

VIEW 02 – PROPOSED



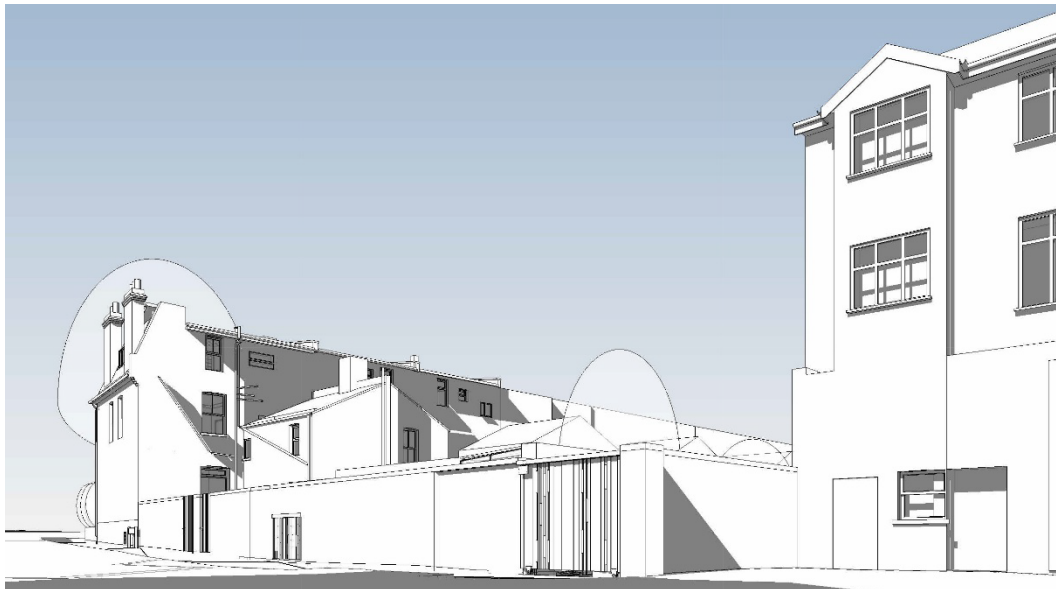
- 10.3.6 The proposed scheme introduces a limited degree of visual change within the view. The new dwelling is experienced as a low-scale and visually subordinate addition within the enclosed urban context, with much of its built form screened by the proposed brick boundary wall. It does not interrupt the established scale, massing or silhouette of the surrounding historic buildings, which continue to dominate the townscape composition. The spatial separation between the buildings and the visibility of the rear elevations of Tower Terrace remain legible. The replacement of the existing timber fencing with the proposed brick boundary wall provides a more appropriate form of enclosure to the site and improves the appearance of the foreground of the view. This represents a positive change within the streetscape and enhances the character and appearance of this part of the Wood Green Common Conservation Area. The magnitude of visual change is considered *minor*, resulting in a *beneficial heritage effect*. No harm is caused to the significance or appreciation of the surrounding heritage assets.

VIEW 03 – BASELINE



- 10.3.7 This view is experienced from Mayes Road, looking towards the rear elevation of No. 17 Tower Terrace, with its projecting closet wing clearly visible. The foreground of the view is defined by the existing timber boundary fence, which partially screens the existing outbuildings, and portions of adjacent rear projections from public view. The view is experienced within a relatively enclosed urban streetscape and derives its heritage value primarily from the visibility of the historic rear form of the terrace and its contribution to the character and appearance of the Conservation Area. Taking into account the value of the surrounding heritage assets and the susceptibility of the view to change, the sensitivity of the view is considered to be medium-high.

VIEW 03 – PROPOSED



- 10.3.8 In this view, the proposed development would replace the existing outbuildings and timber boundary fencing with a more coherent and visually recessive form of development set behind a new boundary wall. The proposed built form would remain low in height and visually subordinate to the host building, with the rear elevation and closet wing of No. 17 Tower Terrace continuing to dominate the view. The established character, scale, and hierarchy of the surrounding townscape would therefore remain unchanged. Whilst a limited alteration to the foreground enclosure of the site would occur, the proposals would not materially affect the appreciation, setting, or significance of the surrounding heritage assets or the wider Conservation Area. The overall experience of the view would remain substantially the same. The magnitude of visual change is therefore considered minor, resulting in a beneficial heritage effect. No harm is caused to the significance or appreciation of the surrounding heritage assets.

11.0 COMPLIANCE WITH LEGISLATION GUIDANCE, AND POLICY

11.1 THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 11.1.1 The statutory framework for the protection of listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1) of the Act requires that, in the exercise of planning functions relating to buildings or other land within a conservation area, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
- 11.1.2 The principal heritage considerations relevant to the application are the effect of the proposed scheme on No. 17 Tower Terrace as a locally listed building, the contribution made by its setting, and the character and appearance of the Wood Green Common Conservation Area. As demonstrated by the assessment in Chapter 10, the proposal results in a minor magnitude of change and an overall beneficial heritage effect. The scale, height, positioning and architectural treatment of the proposed dwelling maintain the established townscape hierarchy and the ability to appreciate No. 17 within its setting, while the replacement of the existing ancillary structures will enhance the setting of No. 17 and the character and appearance of the Conservation Area. No heritage harm is identified.
- 11.1.3 The proposed scheme therefore preserves the character and appearance of the Wood Green Common Conservation Area and is consistent with the statutory duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.2 NATIONAL PLANNING POLICY FRAMEWORK (2026)

- 11.2.1 The National Planning Policy Framework (NPPF), most recently revised in August 2026, sets out the Government's planning policies for England. Chapter 20, Conserving and enhancing the historic environment, establishes the national policy framework for the conservation and enhancement of heritage assets. The policies of particular relevance to the proposed development are *HE4: Securing the conservation of heritage assets*; *HE5: Assessing effects on heritage assets*; *HE6: Proposals affecting designated heritage assets*; *HE7: Decisions on non-designated heritage assets*; and *HE9: Conservation areas*.
- 11.2.2 In reference to NPPF Policy HE4: Securing the conservation of heritage assets: Policy HE4 requires heritage assets to be conserved in a manner appropriate to their significance and requires proposals affecting their significance, including any contribution made by their setting, to avoid or minimise harm and instead conserve their significance.
- The proposed scheme has been informed by an understanding of the significance of No. 17 Tower Terrace, the contribution made by its setting and the significance of the Wood Green Common Conservation Area. Its scale, height, positioning, architectural treatment and materiality respond to the established character and spatial relationships of the historic townscape, while ensuring that the proposed dwelling remains visually subordinate to No. 17. The proposal therefore conserves the significance of the identified heritage assets.
- 11.2.3 In reference to NPPF Policy HE5: Assessing effects on heritage assets: The policy requires an assessment of the significance of heritage assets affected by a proposal, including any contribution made by their setting, at a level proportionate to their importance and sufficient to understand the potential effects of the proposal. Policy HE5(2) requires consideration of whether a proposal would have a positive effect, no effect, result in harm or cause total loss of significance, while HE5(3) establishes that it is the effect upon significance, rather than the scale of development itself, that should be considered.
- This Heritage Statement provides a proportionate assessment of No. 17 Tower Terrace as a non-designated heritage asset and the Wood Green Common Conservation Area as a designated heritage asset, together with the contribution made by their setting. The impact assessment in Chapter 10 identifies a minor magnitude of change and an overall beneficial heritage effect. No heritage harm is identified.
- 11.2.4 In reference to NPPF Policy HE6: Proposals affecting designated heritage assets:
- The Wood Green Common Conservation Area is a designated heritage asset. Policy HE6(1) requires substantial weight to be given to the conservation of designated heritage assets, while HE6(2) provides support for proposals which would have a positive effect on them.
 - The proposed scheme preserves the significance, character and appearance of the Conservation Area. The replacement of the existing ancillary structures with a more appropriately designed addition enhances the existing condition of this part of the site while maintaining the prominence of the surrounding historic buildings. The proposal therefore has a positive effect on the Conservation Area and accords with Policy HE6.

11.2.5 In reference to NPPF Policy HE7: Decisions on non-designated heritage assets

- No. 17 Tower Terrace is a locally listed building and therefore a non-designated heritage asset. Policy HE7(1) provides support for development proposals which would have a positive effect on a non-designated heritage asset.
- The proposed dwelling maintains the significance of No. 17 and remains visually subordinate to the historic building. The removal of the existing ancillary structures, which detract from the contribution made by this part of the site to its setting, and their replacement with the proposed dwelling will enhance the setting of No. 17. The proposal therefore accords with Policy HE7.

11.2.6 In reference to NPPF Policy HE9: Conservation areas: The policy requires development within or affecting the significance of a conservation area to retain and conserve buildings and features which make a positive contribution to its character or appearance, where possible, and to have regard to its special architectural or historic interest in the design of development.

- The proposed scheme retains the buildings and features which make a positive contribution to the Wood Green Common Conservation Area. The scale, height, positioning and architectural treatment of the proposed dwelling maintain the established spatial relationships and townscape hierarchy, while the use of London yellow stock brick and timber cladding responds to the material character of the surrounding area. The spatial separation between the surrounding buildings and the visibility of the rear elevations of Tower Terrace are maintained.
- The proposal therefore preserves and enhances the character and appearance of the Wood Green Common Conservation Area and accords with Policy HE9.

11.2.7 Overall, the proposed scheme accords with Policies HE4, HE5, HE6, HE7 and HE9 of the NPPF. The significance of the identified designated and non-designated heritage assets has been appropriately assessed and has informed the development of the scheme. The proposal conserves their significance, provides heritage enhancement and results in no heritage harm.

11.3 PLANNING PRACTICE GUIDANCE

11.3.1 The Planning Practice Guidance (PPG) on the Historic Environment provides further guidance on the assessment of heritage significance, including the contribution made by setting, and the consideration of the effects of development proposals on heritage assets.

11.3.2 With particular reference to PPG paragraphs 006, 007 and 009, this Heritage Statement provides a proportionate assessment of the significance of the relevant heritage assets and the potential effects of the proposed development. The assessment has informed the design response and as demonstrated in Chapter 10, the proposal conserves the significance of the identified heritage assets and causes no heritage harm.

11.4 THE LONDON PLAN (2021)

11.4.1 Policy HC1 (*Heritage Conservation and Growth*) of the London Plan 2021 seeks to ensure that London's historic environment and heritage assets are understood, conserved and enhanced as part of the process of change and development.

- Policy HC1(B) requires an understanding of the historic environment, the heritage values of sites and areas and their relationship with their surroundings to inform the integration of heritage within change. Policy HC1(C) requires development proposals affecting heritage assets and their settings to conserve their significance, avoid harm and identify opportunities for enhancement.
- The proposed scheme has been informed by an assessment of the significance of No. 17 Tower Terrace, its setting and the Wood Green Common Conservation Area. The scale, height, positioning and architectural treatment of the proposed dwelling maintain the established relationship between No. 17 and its rear plot and conserve the significance of the identified heritage assets.
- The replacement of the existing ancillary structures of negligible heritage significance will enhance the setting of No. 17 and the character and appearance of the Conservation Area. The proposal therefore conserves heritage significance, avoids harm and provides enhancement in accordance with Policy HC1.

11.5 HERITAGE-RELEVANT LOCAL PLANNING POLICY

- 11.5.1 Haringey's adopted heritage and design policies of particular relevance to the proposed development are Policy SP12 (Conservation) of the Local Plan Strategic Policies and Policies DM9 (Managing the Historic Environment) and DM12 (Housing Design and Quality) of the Development Management DPD.
- 11.5.2 The proposed scheme has been informed by an understanding of the significance of No. 17 Tower Terrace and the Wood Green Common Conservation Area. The proposed dwelling remains visually subordinate to No. 17, while its scale, positioning, architectural treatment and materials respond appropriately to the character and spatial relationships of the surrounding historic townscape.
- 11.5.3 The proposal maintains the established townscape hierarchy, spatial separation and visibility of the rear elevations of Tower Terrace. The replacement of the existing ancillary structures will enhance the setting of No. 17 and the character and appearance of the Conservation Area. No heritage harm is identified, and the proposed scheme is therefore consistent with the heritage and design objectives of Policies SP12, DM9 and DM12.

11.6 SUPPLEMENTARY PLANNING GUIDANCE - WOOD GREEN COMMON CONSERVATION AREA CHARACTER APPRAISAL

- 11.6.1 The proposed development has been informed by the guidance and character analysis contained within the Wood Green Common Conservation Area Character Appraisal. The design has been developed with careful consideration of the historic townscape character of the area, including the established hierarchy of buildings, traditional plot arrangement, scale, materiality, and the relationship between principal buildings and secondary rear area structures.
- 11.6.2 Particular attention has been given to ensuring that the proposed development remains visually subordinate to the host building and responds appropriately to the character and appearance of the surrounding Conservation Area in terms of its massing, scale, detailing, and material palette.
- 11.6.3 The proposal would replace the existing poor-quality outbuildings and portacabins with a more coherent and carefully designed form of development, resulting in an improvement to the visual quality of the rear portion of the site. Due to its limited height and restricted visibility from public viewpoints, the proposed building would preserve the character and appearance of the Wood Green Common Conservation Area and would not harm the significance or setting of the identified heritage assets.

12.0 CONCLUSION

- 12.1 The significance of the heritage assets potentially affected by the proposed development has been assessed within this Heritage Statement. No. 17 Tower Terrace is a locally listed building whose significance derives principally from its evidential, architectural and historic interest and from its contribution, as part of the wider terrace, to the character and appearance of the Wood Green Common Conservation Area. Its relationship with the surrounding historic townscape and wider terrace also contributes to the ability to appreciate its significance.
- 12.2 The area proposed for redevelopment is currently occupied by a collection of later outbuildings, garages, and portacabins which are of no architectural or heritage significance. These structures are visually poor quality additions that detract from the setting of the host building and from the character and appearance of the Conservation Area.
- 12.3 Carefully designed to respond sensitively to the character, scale, hierarchy, and materiality of the surrounding historic environment the proposed dwelling has been designed as visually subordinate addition within the rear part of the site. The architectural approach respects the importance of the host building and preserves the established townscape character of the Conservation Area. Proposed replacement of the existing outbuildings is designed to the highest architectural standards, offering a coherent form of development, which would improve the visual quality of the rear section of the site whilst maintaining the significance and setting of the identified heritage assets. The proposal establishes subservient architectural dialogue with the existing buildings and enhances the setting as well as the character and appearance of the Conservation Area as a whole.
- 12.4 The impact assessment identifies a minor magnitude of change and an overall beneficial heritage effect. The replacement of the existing ancillary structures with the proposed dwelling will enhance the setting of No. 17 and the character and appearance of the Wood Green Common Conservation Area. The proposal does not adversely affect the significance of No. 17 or the ability to appreciate that significance. No heritage harm is identified.

- 12.5 Historic England's Conservation Principles recognises conservation as the management of change in ways that sustain the heritage values of significant places. The historic environment is not static, and appropriate change can form part of its continuing evolution where it is informed by an understanding of significance and does not diminish the heritage values that are important. In this instance, the proposed development introduces change within a part of the site of negligible heritage significance, while conserving the significance of No. 17 Tower Terrace and enhancing the contribution made by its setting and the character and appearance of the Wood Green Common Conservation Area.
- 12.6 The proposed development therefore preserves the significance and setting of No. 17 Tower Terrace as a non-designated heritage asset, whilst preserving and enhancing the character and appearance of the Wood Green Common Conservation Area. No heritage harm is identified. The proposal is therefore considered to comply with the relevant requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with national, London-wide and local planning policies relating to the historic environment.

