



**6 Grosvenor Way,
London,
E5 9ND.
T:020 3935 3434
E:planning@thepgroups.co.uk**

HERITAGE STATEMENT

To: Planning Department, London Borough of Haringey

Site: 49 Sylvan Avenue, London N22 5JA

Proposal: Change of Use from C3 Dwellinghouse to C4 House in Multiple Occupation (HMO)

Subject: Full Planning Application Submission – C3 → C4 HMO with External and Internal Alterations

Date: 9 September 2026

CONTENTS

HERITAGE STATEMENT.....	1
1.0 Introduction & Legislative Context.....	3
1.1 Purpose of the Statement.....	3
1.2 Legislative Framework.....	3
1.3 National Planning Policy Framework (NPPF).....	3
2.0 Identification of Heritage Assets & Historic Context.....	4
2.1 The Application Site.....	4
2.2 The Surrounding Townscape.....	4
2.3 Heritage Designations.....	4
2.4 Historic Development of the Area.....	4
3.0 Assessment of Heritage Significance.....	5
3.1 Understanding Significance.....	5
3.2 Architectural Interest.....	5
3.3 Historic Interest.....	5
3.4 Townscape and Communal Value.....	5
4.0 The Proposed Development.....	6
4.1 Description of the Development.....	6
4.2 Design Approach.....	6
5.0 Heritage Impact Assessment.....	6
5.1 Impact on the Host Building.....	6
5.2 Impact on the Streetscape.....	6
5.3 Impact on Heritage Assets and Their Settings.....	6
5.4 Impact on Local Character.....	6
6.0 Planning Policy Compliance & Justification.....	7
6.1 National Planning Policy Framework (2026).....	7
6.2 London Plan (2021).....	7
6.3 Haringey Local Plan.....	7
7.0 Conclusion.....	7
7.1 Summary of Findings.....	7
7.2 Final Heritage Conclusion.....	7

1.0 Introduction & Legislative Context

1.1 Purpose of the Statement

This Heritage Statement has been prepared in support of a full planning application at 49 Sylvan Avenue, London N22. The proposal comprises a change of use from a single C3 dwellinghouse to a small C4 House in Multiple Occupation, together with minor external alterations to the front elevation and the formation of a new side alleyway providing access to cycle storage.

Although the property is not located within a Conservation Area, and is not a listed building, Haringey Council's Local Validation Requirements require a Heritage Statement whenever external works affect the street-facing elevation. The purpose of this document is therefore to explain the heritage context of the site, identify any heritage sensitivities in the surrounding townscape, and assess whether the proposed external works preserve the character and appearance of the street.

This statement is proportionate to the scale of development and reflects the requirements of national, regional and local heritage policy.

1.2 Legislative Framework

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose statutory duties relating to listed buildings and Conservation Areas. These duties do not apply to 49 Sylvan Avenue, which is neither listed nor located within a designated heritage area. However, the general requirement to consider the effect of development on the historic environment remains relevant under the National Planning Policy Framework (NPPF).

This Heritage Statement assists the London Borough of Haringey in discharging its responsibilities by providing a clear and proportionate assessment of heritage context and the effects of the proposed development.

1.3 National Planning Policy Framework (NPPF)

Chapter 16 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting. Where no designated heritage assets are present, the assessment should be proportionate and focused on townscape character and local distinctiveness.

The NPPF recognises that change can be managed in a way that sustains local character while allowing buildings to meet contemporary functional needs. In suburban residential streets such as Sylvan Avenue, heritage significance is typically derived from the collective architectural rhythm, building proportions and the established residential character of the street.

The proposed development aligns with these principles. It introduces only modest external alterations, does not affect any designated heritage assets, and preserves the established residential character of Sylvan Avenue.

2.0 Identification of Heritage Assets & Historic Context

2.1 The Application Site

49 Sylvan Avenue is a two-storey mid-terrace residential property typical of early- to mid-20th-century suburban development in Haringey. The building features a bay window to the front elevation, a pitched roof, and a traditional brick façade consistent with neighbouring properties.

The property does not possess individual architectural distinction and is not identified as a non-designated heritage asset.

2.2 The Surrounding Townscape

Sylvan Avenue is a quiet residential street characterised by:

- Two-storey terraced and semi-detached houses
- Traditional brick façades
- Bay windows and pitched roofs
- Modest front gardens
- A consistent residential rhythm

The townscape is cohesive but not designated for heritage protection. Its value lies in its suburban character rather than in any specific architectural or historic features.

2.3 Heritage Designations

- There are no listed buildings on Sylvan Avenue.
- The site is not located within a Conservation Area.
- There are no locally listed buildings in the immediate vicinity.
- The nearest designated heritage assets are located outside the immediate setting and are not affected by the proposal.

2.4 Historic Development of the Area

Sylvan Avenue forms part of a wider pattern of early- to mid-20th-century suburban expansion in Haringey. The street developed as part of planned residential growth, with houses constructed in consistent architectural styles and layouts. Over time, properties have undergone modest alterations, including changes to windows, doors, porches and boundary treatments.

This pattern of incremental change forms part of the area's historic narrative and continues to shape its character today.

3.0 Assessment of Heritage Significance

3.1 Understanding Significance

The significance of Sylvan Avenue lies in its suburban residential character, architectural rhythm and cohesive building forms. The street's value is communal rather than historic or architectural. Its significance is derived from:

- The consistent scale and massing of the terrace
- The repetition of bay windows and pitched roofs
- The uniform building line
- The established residential character

The absence of designated heritage assets means that significance is modest and relates primarily to local townscape qualities.

3.2 Architectural Interest

The architectural interest of the area is modest and typical of suburban housing built during the early- to mid-20th century. The houses share similar proportions, materials and detailing, contributing to a coherent streetscape. The front elevation of 49 Sylvan Avenue contributes to this rhythm but does not possess individual heritage value.

The proposed external works are minor and do not alter the building's proportions, roof form or architectural character.

3.3 Historic Interest

The historic interest of Sylvan Avenue is limited to its role in Haringey's suburban expansion. The street reflects typical residential development patterns of the period, with houses constructed to meet growing demand for family housing.

The proposed development does not alter this narrative and does not remove any historic fabric of significance.

3.4 Townscape and Communal Value

The communal value of the street arises from its familiar residential character and the sense of continuity created by the terrace. The proposal preserves this value by retaining the building's proportions, materials and relationship with neighbouring properties.

The new side alleyway is located to the flank elevation and does not affect the public-facing character of the street.

4.0 The Proposed Development

4.1 Description of the Development

The proposal comprises:

- Change of use from C3 dwellinghouse to C4 HMO
- Internal reconfiguration to create six en-suite bedrooms and two kitchens
- Formation of a new side alleyway for access to cycle storage
- Minor external alterations to the front elevation

All works are modest and proportionate.

4.2 Design Approach

The design strategy focuses on preserving the existing residential character of the street. External alterations are minimal and do not affect the architectural rhythm of the terrace.

5.0 Heritage Impact Assessment

5.1 Impact on the Host Building

The proposal does not alter the building's proportions, roof form or architectural character. The minor front-elevation changes are sympathetic and preserve the building's appearance. The formation of the side alleyway affects only the flank wall and does not impact the public-facing elevation.

5.2 Impact on the Streetscape

The development does not disrupt the established residential rhythm of Sylvan Avenue. The front elevation remains consistent with neighbouring properties, and the minor alterations do not affect the building's contribution to the streetscape.

The side alleyway is discreet and does not alter the building line or the visual continuity of the terrace.

5.3 Impact on Heritage Assets and Their Settings

There are no designated heritage assets in the vicinity. The proposal does not affect any heritage settings, key views or townscape relationships. The development is entirely consistent with the suburban character of the area.

5.4 Impact on Local Character

The proposal preserves local character and introduces only modest, proportionate change. The external works are minor and do not detract from the architectural rhythm or communal value of the street.

6.0 Planning Policy Compliance & Justification

6.1 National Planning Policy Framework (2026)

The proposal accords with Chapter 16 of the NPPF by preserving local character and introducing proportionate change. The development does not affect any designated heritage assets and maintains the established residential appearance of the street.

6.2 London Plan (2021)

Policy HC1 requires development to respect local character and heritage significance. The proposal complies fully by retaining the building's proportions, materials and relationship with the terrace.

6.3 Haringey Local Plan

Haringey's heritage and design policies require development to preserve local character and avoid harm to heritage significance. The proposal meets these requirements by maintaining the front elevation's appearance and introducing only modest, sympathetic alterations.

7.0 Conclusion

7.1 Summary of Findings

49 Sylvan Avenue is not a designated heritage asset and is not located within a Conservation Area. Its significance lies in its contribution to the suburban residential character of the street. The proposed development introduces only modest external alterations and preserves the architectural rhythm and appearance of the area.

7.2 Final Heritage Conclusion

The proposal does not give rise to any harm to heritage significance. It complies with the NPPF, the London Plan and Haringey's Local Plan. The development is acceptable from a heritage perspective, and there are no heritage-related matters that would prevent the granting of planning permission.