

4 VIEW ROAD, LONDON N6 4DA

HERITAGE STATEMENT FOR PLANNING AND LISTED BUILDING CONSENT
SEPTEMBER 2026

MALIN+LYNN

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Heritage Statement supports a householder planning application for a side extension and associated internal reconfiguration works at 4 View Road, London N6 4DA. The proposal extends the existing ground floor side projection, along with associated alterations to the rear elevation and single storey rear extension roof, while maintaining the architectural integrity and proportions of the existing dwelling.

The proposal seeks to improve the internal layout, daylight access, and visual connection to the garden, while remaining sensitive, proportionate, and consistent with the character of the host building and its residential setting. The application proposes the following key works:

- Extension of the existing ground floor side projection by approximately 1.44m, following the established building line of the existing extension, to align the walls along the same boundary and provide additional floor area to the kitchen and adjoining internal spaces.
- Installation of new rooflights within the roof of the side extension to improve natural daylight to the internal spaces below, matching the existing rooflights in size, pitch, design and materials, and positioned along the length of the kitchen only.
- Reconfiguration of the rear elevation fenestration, replacing the existing arrangement of two sets of double doors and four windows with four sliding doors to improve the balance of the rear elevation, to create a smooth and more modern transition to the terrace/garden and increase natural daylight to the internal spaces.
- Installation of a solar panel array to the flat roof of the existing second floor rear dormer to improve the energy performance of the dwelling.
- Retention of all existing external walls and openings linking the side extension to the main dwelling.
- Installation of an air source heat pump, with an external condenser unit located within the side passage between the host dwelling and No. 2 View Road, screened by fencing and/or soft landscaping.

The design is informed by a desire to enhance the liveability and spatial quality of the side extension while maintaining its established form, scale, and material character.



SITE PHOTOGRAPH: 4 VIEW ROAD, FRONT APPROACH (TOP) AND APPROACH FROM GRANGE ROAD (BOTTOM)

2.0 CONSERVATION AND HERITAGE CONSIDERATIONS

2.1 CONTEXT

4 View Road is located on the south side of View Road, within the north-east part of the Highgate Conservation Area, designated for its distinct architectural and historic character. The area was largely developed between the late 19th century and 1935, with View Road itself built up predominantly in the late 1890s and early 1900s. The street is characterised by two-storey red brick freestyle villas of the late Victorian and Edwardian periods.

The area is defined by its traditional building forms and consistent use of red brick facades, clay-tiled roofing, and timber fenestration detailing. The combination of historic building forms and later residential development contributes to a layered architectural character along View Road, where sensitive alterations and extensions are both common and well established within the Highgate Conservation Area, provided they are designed with care and respect for the character of the existing dwelling and its setting.

The host property, No. 4 View Road, forms part of a group of properties at Nos. 2–6, considered to have a neutral impact on the character of the conservation area and is not a listed building. The property is a two-storey semi-detached dwelling featuring traditional materials including red brick facades, clay-tiled pitched roofs, and timber-framed fenestration, consistent with the local vernacular and the wider character of the Highgate Conservation Area. The side and rear elevations are not visible from the public realm, being enclosed by boundary walls, fencing and established vegetation, ensuring that the proposed alterations will have no visual impact on the conservation area when viewed from key public vantage points.

The property contributes to the architectural coherence of the street through its traditional proportions and materials. The proposed works have therefore been designed to preserve and enhance these characteristics while accommodating modern living needs in a discreet and proportionate manner.



AERIAL PHOTOGRAPHS: MAIN ROAD AND NEIGHBOURING STREETS WITHIN THE HIGHGATE CONSERVATION AREA

2.2 EXISTING CONDITIONS

The property at 4 View Road is located on the south side of View Road within the Highgate Conservation Area. The building is of traditional brick construction with a pitched tiled roof, and its architectural character is consistent with the surrounding terrace, which collectively contributes to the area’s cohesive historic setting.

To the rear, the property features a single-storey ground floor extension, erected in 2012 providing a secondary living and dining space. This structure is of solid brick construction with a lean-to roof, containing a series of four windows and two double doors openings onto the rear garden. The rear elevation, while functional, presents a dated fenestration arrangement, and the internal layout is somewhat compartmentalised, offering limited natural light and restricted views to the garden.

Internally, the finishes and layout of the ground floor extension appear inconsistent with the original character and proportions of the main dwelling.

Overall, the existing extension remains structurally sound and retains the original external wall alignments, but the internal arrangement and rear façade composition would benefit from rationalisation and modernisation to improve functionality and daylight quality, while retaining the building’s historic character and material integrity.

2.3 HERITAGE IMPACT STATEMENT

The property is located within the Highgate Conservation Area, a designated heritage area recognised for its distinctive village character, historic street pattern, and architectural variety reflecting the gradual suburban development of north London from the late nineteenth to mid-twentieth centuries. The area's special character derives from its traditional brick-built villas and detached dwellings, clay-tiled and slate pitched roofs, and mature landscaped setting, all contributing to its coherent and verdant quality.

4 View Road is a two-storey semi-detached dwelling that contributes positively to the character and appearance of the conservation area through its traditional material palette and consistent built form. The side and rear elevations of the property are not visible from View Road or other key public vantage points, being enclosed by boundary walls, fencing and established vegetation, ensuring that the proposed alterations will have no impact on the public realm or on the wider conservation area when experienced from its principal thoroughfares.

The existing single-storey rear extension is of later construction, erected in 2012, and holds limited heritage significance in its own right. Its contribution to the conservation area is neutral, neither enhancing nor detracting from its character. The proposed works seek to improve the internal functionality and visual coherence of this element whilst retaining the established form, scale, and materials of the original extension.

The proposed alterations, including the side infill to the existing extension, addition of rooflights to the extension, reconfiguration of rear fenestration and associated works including solar panels and an air source heat pump, have been carefully considered to ensure they remain subordinate, proportionate, and visually discreet.

The proposals are therefore considered to preserve and enhance the character and appearance of the Highgate Conservation Area, consistent with the objectives of NPPF (Chapter 16), Policy SP12 and DM9 of the Haringey Local Plan, and the guidance set out in the Highgate Conservation Area Character Appraisal. By maintaining the building's material integrity and modest domestic scale, the proposals achieve a contextually sensitive enhancement that supports the continued evolution of the conservation area without causing harm to its significance.

3.0 PLANNING PRECEDENTS AND HISTORY

3.1 RELEVANT PLANNING HISTORY

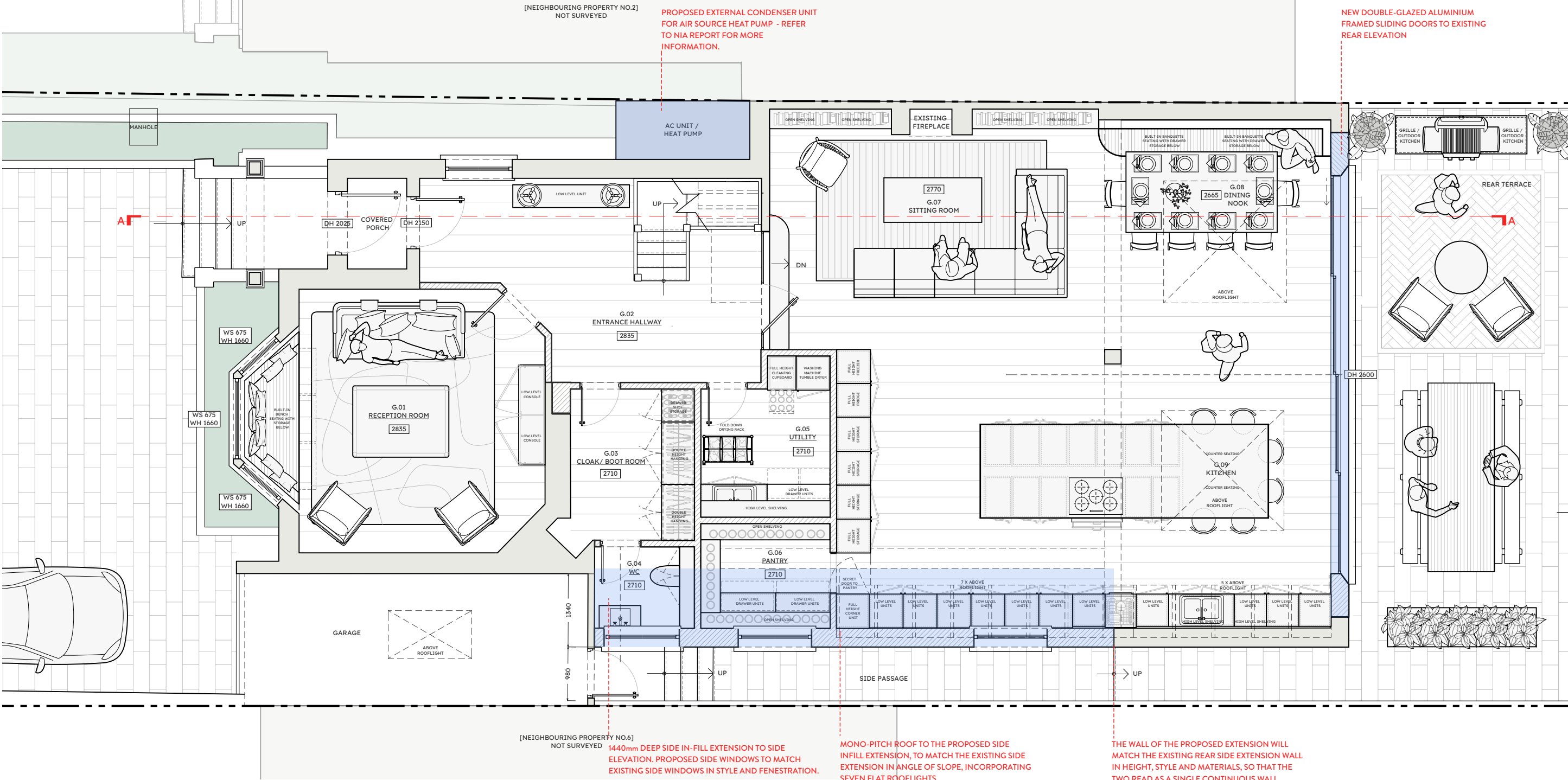
- HGY/2012/1144,
Address: 4, View Road, London, N6 4DA
Proposal: Erection of rear single storey ground floor extension,
Decision Date: 29 October 2012
Decision: Approve with Conditions
- HGY/2012/2460,
Address: 4, View Road, London, N6 4DA
Proposal: Erection of single storey rear side extension (householder application),
Decision Date: 6 March 2013
Decision: Refuse. Subsequently approved in appeal.
- HGY/2013/1268,
Address: 4, View Road, London, N6 4DA
Proposal: Formation of rear dormer and insertion of 2 rooflights to side roofslope,
Decision Date: 13 August 2013
Decision: Approve with Conditions
- HGY/2013/2514,
Address: 4, View Road, London, N6 4DA
Proposal: Erection of a side infill to the ground floor of house to provide a garage.,
Decision Date: 15 January 2014
Decision: Approve with Conditions
- HGY/2015/0658,
Address: 4, View Road, London, N6 4DA
Proposal: Replacement of existing front garden fence (householder application),
Decision Date: 24 April
Decision: Refuse



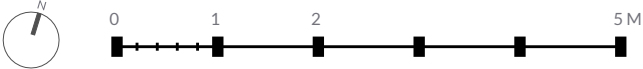
SIDE VIEW: VIEW FROM REAR TO FRONT (FRONT GARAGE)

4.0 PROPOSED BUILDING CONDITIONS

4.1 DESIGN DEVELOPMENT DRAWINGS



PROPOSED GROUND FLOOR PLAN - SCALE 1:75 @ A3



SITE BOUNDARY

SITE BOUNDARY

THE WALL OF THE PROPOSED EXTENSION
WILL MATCH THE EXISTING REAR SIDE
EXTENSION WALL IN HEIGHT, STYLE AND
MATERIALS, SO THAT THE TWO READ AS A
SINGLE CONTINUOUS WALL.

ROOF: +8994

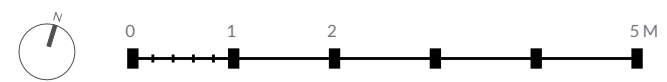
SECOND FLOOR: +6144

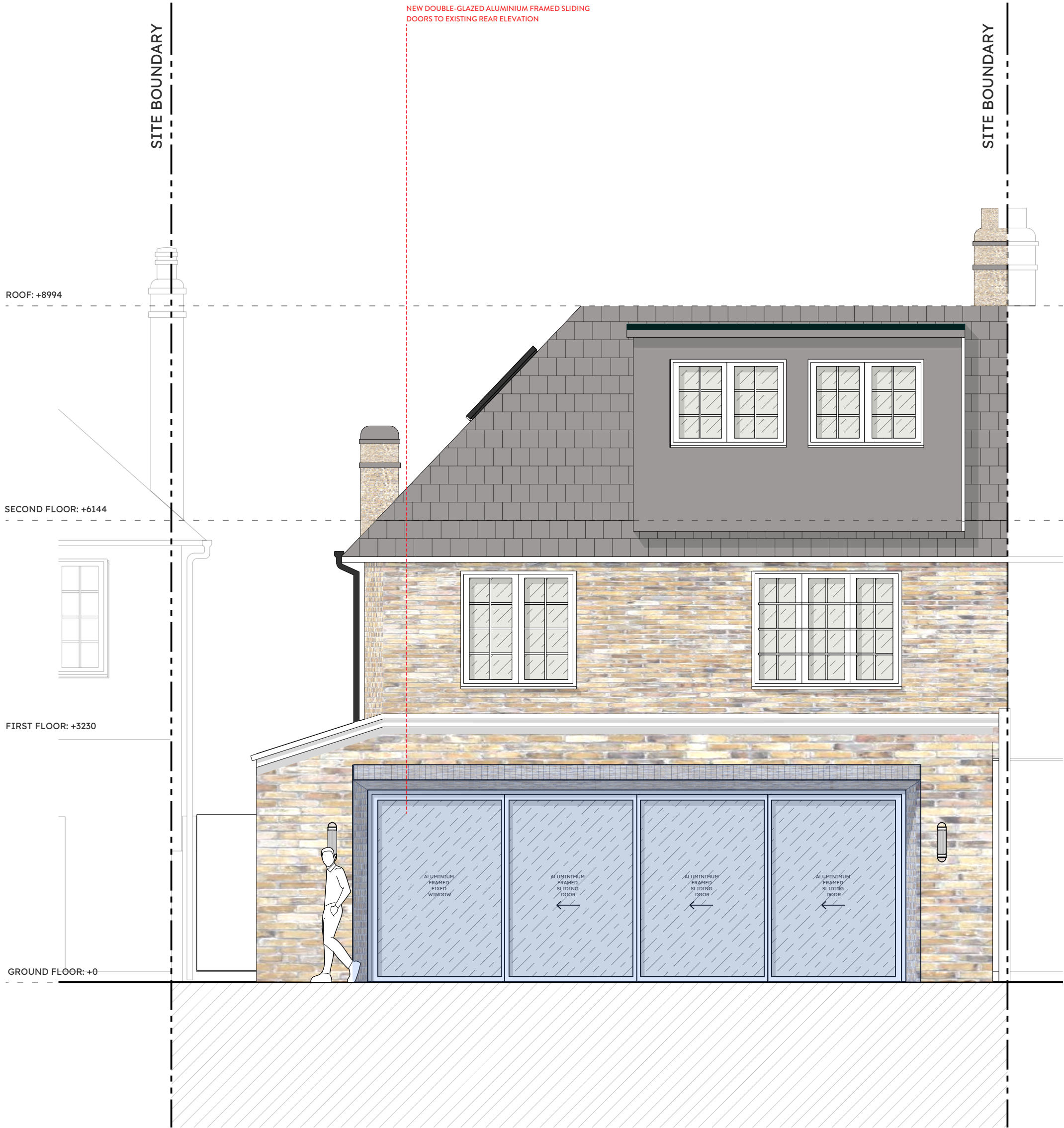
FIRST FLOOR: +3230

GROUND FLOOR: +145

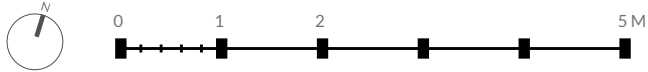
LOWER GROUND FLOOR: -1090

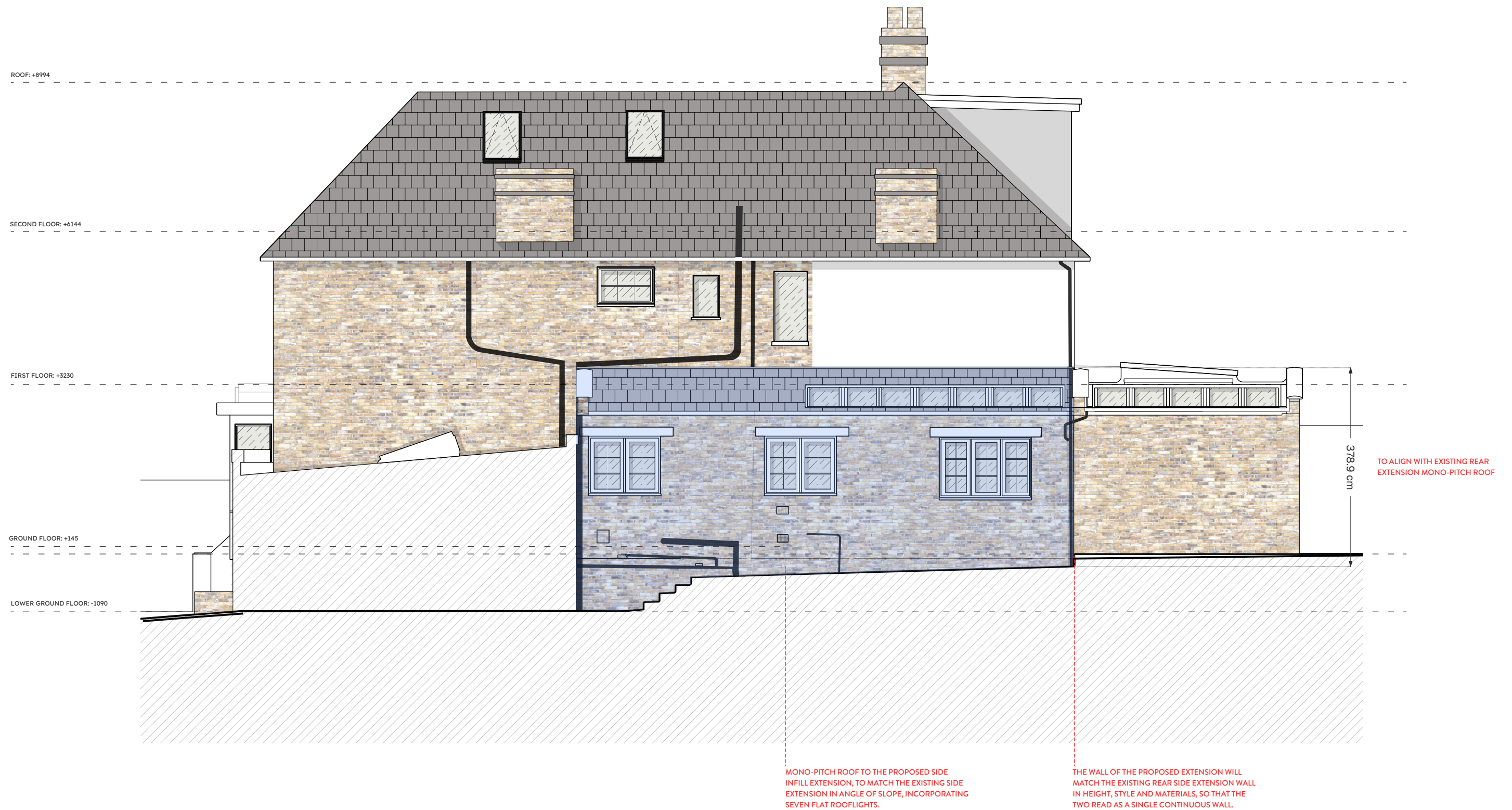
PROPOSED FRONT ELEVATION - SCALE 1:50 @A3





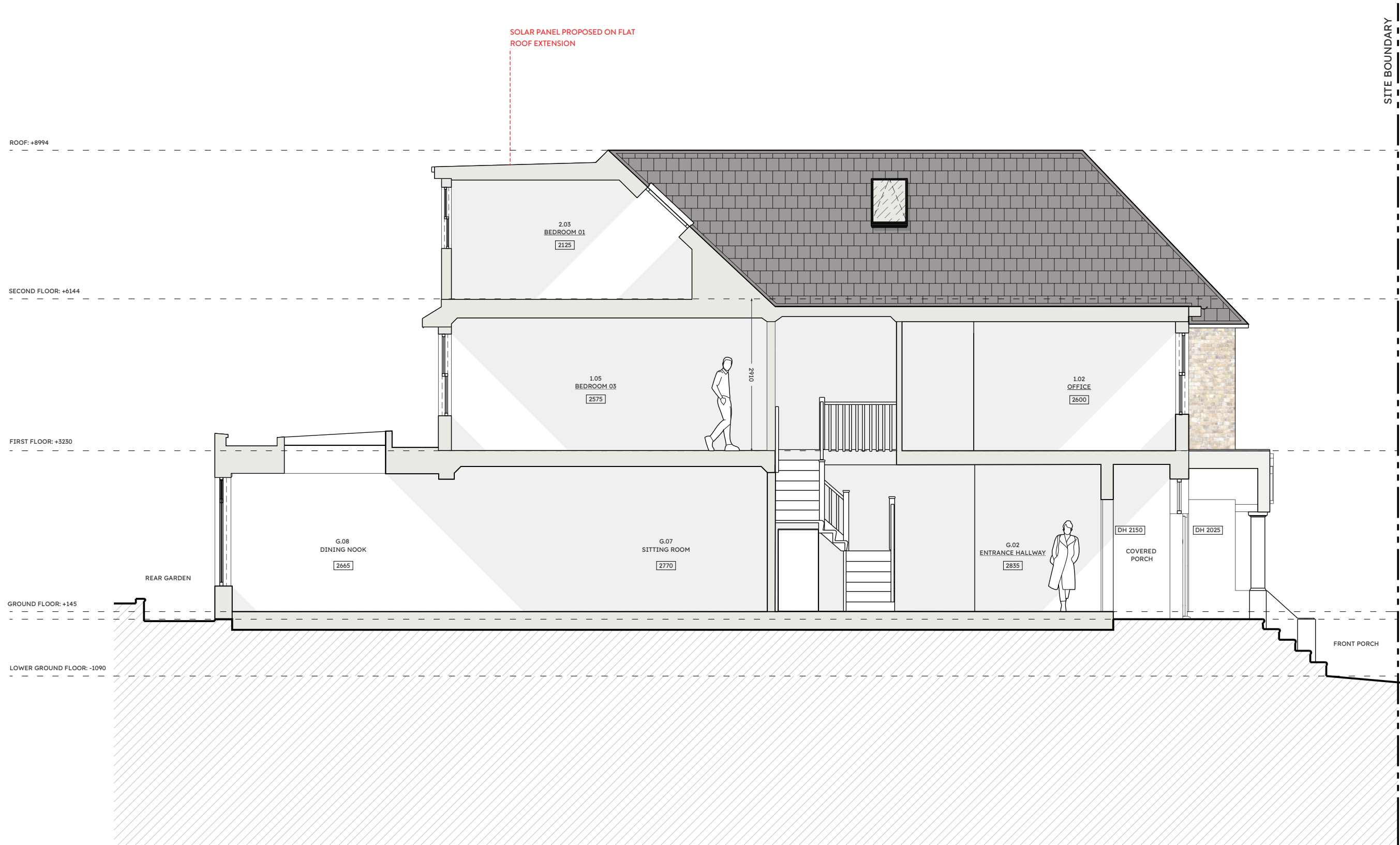
PROPOSED FRONT ELEVATION - SCALE 1:50 @A3





PROPOSED SIDE ELEVATION - SCALE 1:75 @ A3





PROPOSED SECTION A-A - SCALE 1:75 @ A3



5.0 SUMMARY

5.1 CONCLUSIONS

In conclusion, the proposed works at 4 View Road are carefully considered and proportionate, encompassing a side extension, reconfiguration of the rear fenestration, rooflights, and associated works including solar panels and an air source heat pump. All interventions are visually discreet, employ materials and detailing consistent with the existing building fabric, and are contained within a built envelope that remains subordinate in scale to the existing host dwelling. Given the restricted visibility of the side and rear elevations from public vantage points, and the subordinate and complementary nature of all proposed works in relation to the existing dwelling, the proposals would not cause harm to the character or appearance of the Highgate Conservation Area. Instead, they represent a contextually sensitive enhancement that preserves the material integrity and modest domestic scale of the dwelling, consistent with the objectives of Chapter 16 of the NPPF, Policy SP12 and Policy DM9 of the Haringey Local Plan, and the guidance set out in the Highgate Conservation Area Character Appraisal.

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