
Heritage Statement

Derwen, Compton Avenue,
London,
N6 4LH

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Introduction

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1. Introduction

The application site, Derwen, consists of a large two-storey detached property with accommodation in the roof space, located on the western side of Compton Avenue. The property is not listed but is in Highgate Conservation Area (the Bishops Sub Area), within the demise of Haringey Council.

This Heritage Statement has been prepared by Wolff Architects on behalf of our client in support of an application for *“Retention and modifications to the front and side facades, the erection of a two-storey rear extension, extended crown roof to include attic accommodation and a new basement construction beneath the property with associated landscaping works. This new proposal follows the expired planning application for “partial demolition of the existing building, retention of front façade and erection of new two storey house with enlarged rear envelope”, granted in 2017 (ref: HGY/2016/3876) and in earlier applications in 2014 and 2012.”*

This report should be read in conjunction with the existing, demolition, and proposed sets of drawings, Design & Access Statement, and all other consultants’ reports.

A Pre-Application Proposal (Ref: PRE/2026/0009) was submitted to Haringey Council in January 2026 with an on-site meeting held on 12.02.2026. In response to the plans/ information submitted, the following advice and assessment was provided by officers:

“As reinforced by the planning history of the site, there is no objection to the substantial demolition and rebuild of the existing dwelling... the proposal would be acceptable with regards to design and heritage considerations if to be used as a single-family dwelling”.



Proposed Front Elevation

1. Introduction

The design proposal has been carefully considered with reference to the below planning guidance and documents. The relevant planning policies under which such an application would be considered include, but are not limited to, the following:

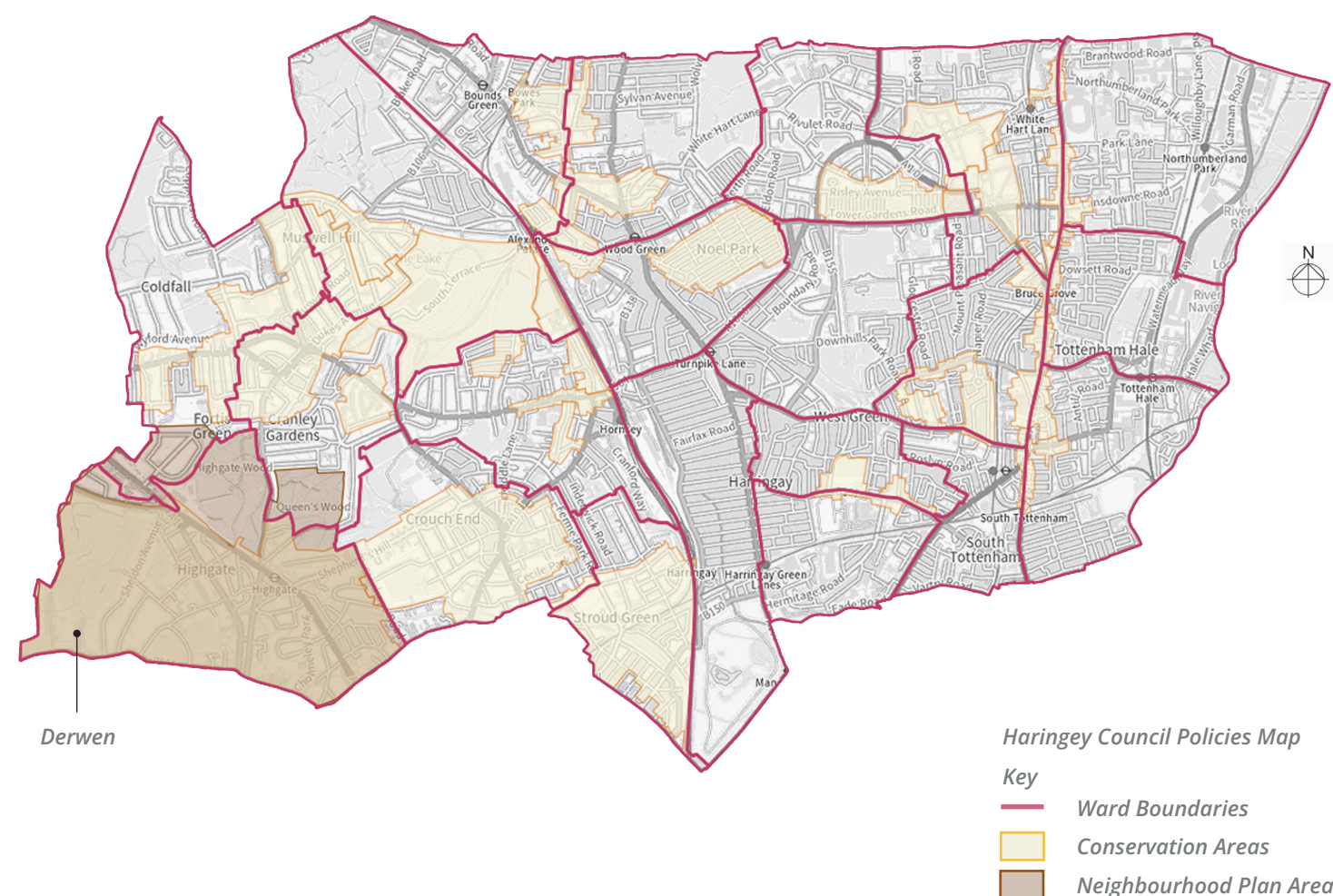
- Haringey's Draft Local Plan Chapter 18: Design; Chapter 19 Heritage
- Haringey's Local Plan Strategic Policies (2017)
- Haringey's Local Plan Development Management (2017)
- The guidance set out within the Highgate Conservation Area Character Appraisal and Management Plan December 2013
- Highgate Neighbourhood Plan (2017)
- National Planning Policy Framework (2024)
- London Plan (2021)

Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. The Government's National Planning Policy on the conservation of the historic environment is found in the *National Planning Policy Framework 2021*¹. It contains the following requirements:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

To comply with this:

- Section 2 identifies the relevant heritage assets within the application site and its vicinity that may be affected by the impact of the proposals.
- Section 3 identifies the typical materials, features and detailing of the Conservation Area which have been carefully considered during the design process.
- Section 4 provides an assessment of the impact of the application proposals on the significance of the identified heritage asset (the Conservation Area).



¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

The Heritage Asset

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2. The Heritage Asset

The application site is located within the Highgate Conservation Area. Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets.

*Policy 'SP12: Conservation' of the Haringey Local Plan (2017)*² requires that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include the Highgate Conservation Area where the application site is located.

During the design process we have considered the context of the surrounding Highgate Conservation Area as a designated heritage asset and how it may be impacted.

The Council recognised, with the statutory introduction of Conservation Areas, that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.

Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air near the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.

The principal phase of **development within the area occurred between 1914 and 1930**, following the granting of a series of land leases by the Ecclesiastical Commissioners. A key figure in shaping the character of the area was the developer Walter H. Quennell, whose work was closely associated with that of his brother, Charles Henry Bourne Quennell, an Arts and Crafts architect responsible for the design of many of the houses.

The Bishops area represents a notable example of **high-quality residential development from the early twentieth century**. The leases issued by the Ecclesiastical Commissioners imposed strict requirements relating to plot sizes, construction costs, and, in some instances, the rate of development. These controls ensured a consistent standard of design and contributed to the cohesive and distinctive character that defines the area today. **The retention of the original architectural features remains essential to preserving its significance as a conservation area.**

Historically, the land formed part of Hornsey Great Park, a well-stocked hunting ground belonging to the Bishops of London dating back nearly a millennium. The area was once heavily wooded as part of the Middlesex Forest, and remnants of this **ancient landscape survive in the form of mature trees within avenues and private gardens.**

Compton Avenue, a gently sloping private road descending from Hampstead Lane towards the boundary of Highgate Golf Club, exemplifies the character of the area. **The street benefits from expansive views across a rolling landscape, providing a semi-rural setting. Properties are set within spacious plots, typically recessed behind landscaped gardens**, many of which retain mature trees that reflect the area's woodland origins.

Many of the large villas and their grounds have been replaced by more compact housing, though Cromwell House (104 Highgate Hill) remains a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.

Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.

² Haringey Local Plan (2017)

2. The Heritage Asset

*Policy 'DM9: Management of the Historic Environment' of Haringey Development Management DPD (2017)*³ sets out requirements for Haringey's Heritage Assets.

A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B. Proposals affecting a designated or no designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C. When considering the impact of proposals on the historic environment, the Council will have regard to:

- The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- Character appraisals and management plans or other guidance, where they are available;
- The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
- The desirability of securing a viable use for a heritage asset consistent with its conservation;
- An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
- The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

*The Haringey Development Management DPD (2017)*⁴ Policy DM9 states that subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

Policy DM9 also requires that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.⁵

Managing Haringey's Heritage assets

The Strategic Policies Local Plan seeks to protect and positively manage the historic significance of Haringey's heritage assets, including their immediate and wider setting. As set out in Policy SP12, Haringey's historic environment comprises conservation areas;

Conservation and management of the historic environment are central to the delivery of sustainable development. The NPPF recognises that heritage assets are an irreplaceable resource and should be conserved in a manner which is appropriate to their significance.

It includes a suite of policies to guide the consideration of the impact of development proposals in this regard.

Policy DM9 helps give effect to the NPPF and Policy SP12, providing further local considerations for weighing the significance of assets affected and the extent of impacts, whether positive or negative.

The policy states that Heritage statements will be required to set out how development proposals will conserve, enhance, or restore a heritage asset and its setting. The level of detail provided in the statement should be proportionate to the importance of the asset, having regard to its significance and potential impact on this.

New development, including extensions and alterations like those proposed at Derwen, should therefore positively respond to the spatial qualities of Conservation Areas by preserving and enhancing those elements that make them unique. By engaging with the Haringey Development Charter (Policy DM1), proposals within Conservation Areas will be expected to demonstrate consideration not only for the design treatment of individual buildings but also their wider setting.

³ Haringey Development Management DPD (2017)

⁴ The Haringey Development Management DPD (2017)

⁵ The Haringey Development Management DPD (2017)

2. The Heritage Asset

Highgate Neighbourhood Plan Section 3.5 DH: Development and Heritage conservation relevant policies:

Policy DH2: Development Proposals in Highgate's Conservation Areas

“Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.”

The design proposal has been carefully considered to provide a positive addition to the Conservation Area. The materials and detailing, height, scale, massing, and degree of extension have all been well-thought-out to compliment the townscape character of the surrounding area. The existing property is unlisted but the retention of the front and side facade was important to maintain the Conservation Area character. Furthermore, the Pre-Application advice received has no objection to the substantial demolition and rebuild of the existing dwelling.

The Highgate Conservation Area Character Appraisal and Management Plan demonstrates concern on the same matters as the HNP:

Section 10.8 recognises that the majority of buildings within this part of the conservation area, including the application property, make a positive contribution to the cohesive and homogeneous character of the sub-area. The proposal seeks to preserve and enhance this contribution through a carefully considered design approach informed by the established architectural character and material palette of Compton Avenue and the wider Highgate area. The design adopts a balanced and symmetrical composition expressed through a restrained contemporary classical architectural language, while also drawing upon the Arts and Crafts influences that define much of the surrounding context.

The Haringey Draft Local Plan Policy HE4: Conservation Areas includes:

A. Development proposals, within or otherwise affecting conservation areas, will be required to preserve and, where possible, enhance the character and appearance of those conservation areas and their settings.

The proposed development will positively contribute to the streetscape and the character and appearance of the surrounding conservation area and adjacent buildings. The design, form and appearance of the proposal will ensure that the amenity of adjoining occupiers will not be harmed.

Careful design consideration has been made to resolve the need to sensitively respect and preserve the property's character, appearance, and configuration with the opportunity to provide enhanced living accommodation conducive to modern family living.

B. Proposals for the full or partial demolition of buildings within conservation areas must be robustly justified having regard to the significance of those buildings to the conservation area as a whole. Demolition of buildings that make a positive contribution will be resisted. Demolition of buildings that negatively contribute will be supported where this enhances the conservation area and is consistent with Policy CE2.

The Conservation Area has undergone gradual development, and the Council's planning reports submitted in previous applications for the site have stated that the Classical Revival style is 'encroaching' upon and not in keeping with the Conservation Area. The relevant heritage considerations are therefore paramount, and although it is recognised by the Council that Derwen does not have landmark qualities, it is representative of the prevailing architectural character with its typical materials and form. Derwen contributes to the quality of the Avenue frontage. The proposed above ground extension works pertain predominantly to the rear of the property and so Derwen's valuable contribution to the street view will remain in a similar manner.

C. Changes of use of buildings located in Conservation Areas will be resisted where such a change would negatively impact upon the character of the Conservation Area.

The proposal does not seek change of use of the property. The property will remain a single dwelling.

D. When considering the impact of proposals on Conservation Areas and their settings, the Council will have regard to:

- (1) the priority given to protecting and enhancing the character of those Conservation Areas and their setting;*
- (2) adopted and emerging Conservation Area Appraisals and Management Plans.*

The proposal has been carefully developed in accordance with the relevant planning policies and guidance, including Chapters 18 (Design) and 19 (Heritage) of the emerging Haringey Draft Local Plan. It has also taken into account the policies set out within the London Borough of Haringey Local Plan Strategic Policies (2017) and Development Management DPD (2017), together with the guidance contained within the Highgate Conservation Area Character Appraisal and Management Plan (December 2013). In addition, the scheme has been informed by the Highgate Neighbourhood Plan (2017), the UK Government National Planning Policy Framework (2024), and the Greater London Authority London Plan (2021), ensuring that the proposal responds sensitively to its heritage context while achieving a high standard of design.

Materials, Features and Detailing

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3. Materials, Features and Detailing of the Conservation Area

*Policy 'SP11: DESIGN' of the Haringey Local Plan (2017)*⁶ requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this, the proposed development has been designed to the highest standard and respects its local context and character and historic significance, contributing to the creation and enhancement of Haringey's sense of place and identity.

The existing property, Derwen, is located on Compton Avenue which is a development of the late 1920's. The style of architecture shows a mixture of designs by the same architects, predominantly CHB Quennell and Christopher Cooper⁷.

The prevailing architectural style is of traditional nature generally expressed as two storey predominately large brick buildings with pitched roofs and accommodation in the roof space. Some of the houses in the road draw their design references from a Classical architecture whilst others have more of Arts and Craft design style influences. There has been extensive rebuilding and remodelling of houses in the area which tends to reduce the gaps between houses and views into the wooded gardens which is an attractive feature of the road.

The application property 'Derwen' is a detached family home arranged over two storeys with additional accommodation in the roof space and spanning 566 sq. m (6,092 sq. ft). The house sits on a plot of half an acre (2031 sq. m.) and benefits from a large west facing landscaped rear garden. The front the property is set well back from the road behind a carriage driveway providing off-street parking.

The existing dwellinghouse comprises prominent roof forms and eave lines as established by the front façade. The roof features dormer windows and decorative chimney stacks with red/brown plain clay roof tiles on steeply pitched slopes. Red/brown brickwork makes up the structure, incorporating vertically proportioned windows with subdivided leaded lights set in metal frames.

The rear of the property has already been modified with various interventions and extensions over the years which have eroded the architectural quality of the rear elevation. The front and side facades of the property and the original chimneys are characteristic of the Arts and Craft design style which we feel should be retained as much as possible. We consider that the loss of one of the few remaining of Quennell-style houses would be detrimental to the original character of the area and so we understand the importance of retaining and adapting the existing building fabric whilst modifying and extending the property.

The Pre-Application Advice recommends that a heritage assessment and detailed design and access statement should be submitted alongside any formal submission which sets out the approach taken to the design of the development, with details on the approach to the proposed materials, and detailing of the façade.

Local Plan 2013 Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe, and easy to use.⁸ Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan 2016 Policies 7.4 and 7.6.

The proposed rear extension and any required brick infill to the retained front and side facades would be in matching fine high quality brick material, with coursing and pattern to match the original building. Handmade clay roof tiles are proposed to match the existing. The proposed fenestration at the front of the property would replicate the existing windows and doors in terms of proportion, glazing divisions and overall style to ensure the front elevation remains sympathetic to the original design.

*Haringey Development Management DPD (2017) 'Policy DM12: Housing Design & Quality'*⁹ states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

Proposed Front Elevation

It is proposed to retain the original front façade and sensitively modify the existing form and fabric, including alterations to the fenestration arrangement and addition of dormer windows to suit the updated internal layout. It is proposed to raise the eaves to the northern side elevation to match the front and south side of the existing roof to allow a more symmetrical appearance. Please refer to the existing and proposed front elevations below for a comparison.

A new entrance portico is proposed to be positioned centrally on the front gable, designed in a style similar to 24 Heath Drive, Hampstead, which was designed by Quennell in 1907. The new timber white painted portico and new timber panelled entrance door with glazed fanlight and side glazing would replicate the Arts and Crafts style typical of Quennell. Permission has previously been granted for the relocation of the front door.

It is proposed to replace the existing garage doors with two windows to the front Dining Room as per the previously approved application (ref: HGY/2016/3876). We also propose to raise the sill height of the two right side first floor windows due to the raise of the internal floor level. Replacement windows are also proposed to the left-hand side of the gable where the original doorway is to be removed therefore to create symmetry on each side of the gable. The new windows and door would match the existing in terms of size, proportion, and detailing.

The existing dormer window in the front roof slope would be repositioned higher to suit the revised internal levels and two additional dormer windows are proposed. The dormers would match the existing in terms of materiality and detailing. It is also proposed to add simple quoining detailing to both sides of the front elevation, similar to other properties in the area.

⁶ Haringey Local Plan (2017)

⁷ Highgate Conservation Area Character Appraisal and Management Plan December 2013

⁸ Haringey's Local Plan Strategic Policies 2013 – 2026

⁹ Haringey Development Management DPD (2017)

3. Materials, Features and Detailing of the Conservation Area

Proposed Rear Elevation

The rear of the property has already been modified with various interventions and extensions over the years having altered dormer windows and a two-storey extension from 1973 which have spoilt the architectural quality of the rear elevation.

It is our intention to extend and alter the existing property. As per the previously permitted scheme, we are proposing a remodelled rear envelope extending beyond the original rear elevation but within the extent of the basement and respecting the rear building lines and the topography of the sloping site.

Planning permission (ref: HGY/2016/3876) granted for *"Retention and modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation. The application is for retention and minor modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation. The same proposal was granted permission (HGY/2014/1334) in August 2014, which had not been implemented and was due to expire."*

Essentially, the new proposal follows the principles established with the previously consented schemes in relation to the general sitting of the house, the proposed height, mass, bulk and access. The current proposal seeks to retain substantially more of the existing building fabric than the earlier permitted schemes.

The Pre-Planning advice notes *"The revised scheme for Derwen in Compton Avenue appears architecturally well composed and strives to reinforce the architectural quality of the host building consistently with the best design examples from CBH Quennel. This is a more heritage-sensitive, and better designed scheme than the approved 2016 design. This design proposal promises to deliver an elegantly distinctive building that reflects the original site arrangements and layout of the site, including retention of the spatial relationship between the house and its front and rear gardens. This design proposal to retain the front and side elevations of the existing building and to extend it at the back is supported in principle from the heritage conservation perspective."*

The design of the rear extension has drawn on elements from the local area. It also reflects the proportions and detailing of many of the houses in the area. The rear elevation is considered to reflect the 'classical villa' style rather than being true to the Arts and Crafts original architectural intention. The classical design is informed by precedent studies and in particular the rear elevation of 14 Templewood Avenue, Hampstead, designed by Quennell between 1910-11. The elevation is symmetrical with a central projecting gable.

The front and side facades of the property and the original chimneys are characteristic of the Arts and Craft design style which we feel should be retained as much as possible. We consider that the loss of one of the few remaining Quennell-style houses would be detrimental to the original character of the area and so we understand the importance of retaining and adapting the existing building fabric whilst modifying and extending the property.

The arrangement of two proposed new dormer windows to the rear roof slope would help regularise the existing configuration of dormer windows which have been added or altered over the years. The terrace at roof level is omitted from the current proposed scheme, and a gable with a Juliette balcony is instead proposed which would address concern of overlooking to neighbouring properties.

Within the Conservation Area there are some predominant materials and common architectural features. Red brick is one of the most common wall materials, sometimes used together with render or tile hanging. There are also some examples of stone and terracotta detailing. Pitched roofs in the area tend to be finished in plain clay tiles.

The proposed dwelling would be constructed in a traditional cross Flemish bond brickwork, carefully detailed with header and queen closers to the corners of the structure and surrounds of the openings. Brick banding, quoining and plinths are also proposed. The roof would be finished in plain clay tiles, and the proposed windows are to be white painted timber framed sash windows divided into small windowpanes which are also typical in the area.

Throughout the conservation area, there is notable modulation created in building facades by projection and recession of different sections of walling, open porches, bay windows, and dormer windows in pitched roofs. These features have been incorporated into the design of the proposed new dwelling. The entrance portico will be an important feature of the proposed dwelling, providing prominence to the main entrance. The addition of the bay windows at the front and side of the property and the introduction of dormer windows to the pitched roof will create a variety of modulation to the elevations. The proposed ground floor rear contemporary structure would be glazed with an overhanging metal roof. This element would not be visible from the public realm of the Conservation Area.

3. Materials, Features and Detailing of the Conservation Area



24 Heath Drive, Hampstead, designed by Quennell in 1907. The timber entrance portico and detailing to the front door is to be replicated in the design of the new front entrance to Derwen. Note the entrance portico is centred on the front gable.



14 Templewood Avenue, Hampstead, designed by Quennell between 1910-11. The timber entrance portico is centred on the front gable which is also what we propose for the new entrance to Derwen.



Front Elevation of 14 Templewood Avenue, Hampstead, designed by Quennell between 1910-11



Rear Elevation of 14 Templewood Avenue, Hampstead, designed by Quennell between 1910-11

4

Impact of Application

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4. Impact of Proposals

The proposed development has been carefully designed with full regard to the need to preserve and enhance the special architectural and historic character of the Highgate Conservation Area. The scheme seeks to secure the long-term improvement and continued viable use of the property while making a positive contribution to the character and appearance of the surrounding townscape.

The current proposal represents a significantly more sensitive and conservation-led approach when compared to the previously submitted scheme by another applicant, which proposed the demolition of the existing building with retention of only the front façade. By contrast, the present scheme retains and carefully adapts the existing front and side façades, including the prominent chimney stacks and key architectural detailing that contribute positively to the character and significance of the property and the wider streetscape of Compton Avenue.

The proposal recognises that development within a conservation area should not only preserve significance but also provide opportunities for enhancement. In this respect, the scheme has been informed by the relevant planning policies and guidance, which support development that is compatible with the special architectural and historic qualities of the area while contributing positively to sustainable regeneration and the continued vitality of the built environment.

Throughout the design process, careful consideration has been given to the prevailing townscape and landscape characteristics of the Highgate Conservation Area. The scheme draws upon the recurring architectural features found within the area, including symmetrical compositions, steeply pitched roofs, dormer windows, prominent chimney stacks, and projecting gables. These elements have been sensitively incorporated into the design to ensure that the development reflects and reinforces the established character of the surrounding context.

The rear elevation adopts a restrained and balanced architectural composition reflective of the 'classical villa' tradition, whilst remaining sympathetic to the original Arts and Crafts character of the dwelling. The design approach has been informed by detailed precedent studies, particularly the rear elevation of No. 14 Templewood Avenue, Hampstead, designed by architect C.H.B. Quennell between 1910 and 1911. The proposed extension will be constructed using materials carefully selected to match the existing dwelling, as detailed within Section 3.0 of this statement, thereby ensuring visual continuity and a cohesive architectural appearance across the development.

Summary & Conclusion

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5. Summary & Conclusion

The Pre-Application Advice concludes that “The proposal would be acceptable with regards to design and heritage considerations if to be used as a single-family dwelling.”

The current scheme draws strongly on the 2017 planning consent, adopting the relevant elements of the approved proposal and responding to the comments and advice received during the pre-application process.

At the heart of the National Planning Policy Framework is a “presumption in favour of sustainable development”, and it is felt that the proposed extension and modification of the house will facilitate a more sustainable and efficient building whilst the proposed retention of front and side façades and the adopted architectural style will assure a strong link with the site’s architectural and historical background.

Thermal upgrades to the building, compared with the existing fabric, will help with reducing energy demands, will enable obligations to future generations, both to conserve buildings, and to use them sustainably. Haringey Development Management DPD (2017)¹⁰ ‘Policy DM21: Sustainable Design, Layout and Construction’ states that the Council will support appropriate measures to sustainably retrofit existing homes.

Sensitive redevelopment can enhance Conservation Areas, and proposals that conserve and improve Haringey’s historic environment are supported by the Council. The proposed development would make a positive contribution to the streetscape, the character and appearance of the Conservation Area, and neighbouring buildings. Its design, form and appearance would also protect the amenity of adjoining occupiers. The dwelling would sit comfortably in its surroundings, and the scale and massing of the proposed development is considered acceptable. The proposed materials would ensure a high-quality build.

The design would preserve and enhance the Conservation Area’s special character. The proposals would deliver lasting improvements to the site, benefit the local community, and create an extended and altered building that sits comfortably within its surroundings and reinforces the area’s character.

¹⁰ Haringey Development Management DPD (2017)

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