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Heritage Statement in Support of Planning Application

Date	30th September 2026
Client	Instituto Marangoni
Job address	Jameson Lodge, 58 Shepherds Hill, Highgate, London, N6 5RW
Project description	Proposed roof extension

Introduction

This Heritage Statement has been prepared to support a planning application for alterations to the roof of Jameson Lodge, 58 Shepherds Hill, including the construction of a roof-level extension to provide additional residential accommodation.

The site is located within the London Borough of Haringey and forms part of the Crouch End Conservation Area. Jameson Lodge is an existing mid-20th-century residential apartment block located on the southern side of Shepherds Hill.

The proposal relates solely to the roof level of the existing building. The scheme has been developed having regard to the character and appearance of the surrounding Conservation Area and, in particular, the scale, form, massing, height, set-back and visibility of the proposed extension.

The proposal has been informed by previous pre-application discussions with the London Borough of Haringey under reference PRE/2024/0165. The design has evolved in response to this advice, with particular consideration given to ensuring that the additional roof-level accommodation remains appropriately subordinate to the existing building and does not result in harm to the character or appearance of the Conservation Area.

Policies & Heritage

National Policy

The National Planning Policy Framework (NPPF) establishes the conservation of the historic environment as an important consideration in determining planning applications. Development affecting designated heritage assets should be assessed having regard to their significance and the contribution made by their setting.

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

London Plan

London Plan Policy HC1: Heritage Conservation and Growth requires development proposals affecting heritage assets and their settings to conserve their significance and to be sympathetic to the assets' significance and appreciation within their surroundings.

Policy HC1 also requires development proposals to avoid harm and to integrate heritage considerations into the design process.

Local Policy – London Borough of Haringey

Haringey Local Plan Strategic Policy SP12: Conservation seeks to ensure the conservation of the historic significance of the borough's heritage assets, their settings and the wider historic environment.

Development Management Policy DM9: Management of the Historic Environment requires development affecting heritage assets and Conservation Areas to have regard to their historic significance and character.

The Crouch End Conservation Area Character Appraisal is also a material consideration in assessing development affecting the Conservation Area.

Heritage Significance

Crouch End Conservation Area

The Crouch End Conservation Area was designated in 1974. The Crouch End Conservation Area Character Appraisal identifies Shepherds Hill as an area characterised by a varied collection of residential buildings, mature planting and an elevated topography.

The character of this part of the Conservation Area is derived from a mixture of building periods and architectural styles, with larger mid-20th-century apartment buildings forming an established component of the street.

Jameson Lodge

The Crouch End Conservation Area Character Appraisal specifically identifies Nos. 56 and 58 Shepherds Hill as functional mid-20th-century blocks of flats. Jameson Lodge is described as a three-storey yellow brick building with large casement windows, set behind a planted boundary with mature trees. The appraisal considers both Jameson Lodge and Panorama Court to have a neutral effect on the Conservation Area.

Jameson Lodge is not a listed building. Its heritage significance is principally derived from its contribution to the established townscape character of Shepherds Hill and its relationship with the wider Crouch End Conservation Area.

The existing building is of a relatively simple mid-20th-century architectural character and does not contain the architectural detailing or historic features associated with the earlier Victorian and Edwardian buildings elsewhere along Shepherds Hill.

The existing flat roof forms part of the building's modern architectural composition. The proposed works therefore represent an alteration to an existing mid-20th-century building rather than an intervention into a historic roof form.

Setting

The immediate setting of Jameson Lodge comprises Shepherds Hill, neighbouring residential properties, planted boundaries and mature trees.

The mature vegetation and elevated topography contribute significantly to the character of the area and influence the visibility of buildings from the public realm.

The relationship between the larger apartment buildings, surrounding residential properties, landscaped boundaries and gaps between buildings is an established characteristic of this part of Shepherds Hill.

Impact Assessment

The proposal comprises a roof-level extension to Jameson Lodge to provide additional residential accommodation.

The design has been developed to ensure that the proposed addition remains subordinate to the existing building and is appropriately integrated with its architectural form.

Scale, Height and Massing

The scale and massing of the proposed extension have been carefully considered in relation to the existing form of Jameson Lodge and the wider scale of development along Shepherds Hill.

The proposed extension incorporates set-backs from the existing building elevations, reducing its visual prominence and ensuring that the additional accommodation does not appear as an overly dominant addition.

The proposal maintains the established relationship between Jameson Lodge and the surrounding buildings and does not introduce a form of development that would be inconsistent with the mixed mid-20th-century character identified within this part of the Conservation Area.

Architectural Approach and Materials

The proposed extension adopts a contemporary architectural approach which responds to the existing building without attempting to replicate historic architectural styles.

The proposed materials and colour palette have been selected to provide a visually recessive addition which complements the existing building.

The detailing is deliberately simple and restrained, allowing the existing building to remain the principal architectural element.

This approach is considered appropriate to the character of Shepherds Hill, where buildings of different periods and architectural styles form part of the established character of the Conservation Area.

Visibility and Views

The potential visibility of the extension from Shepherds Hill has been an important consideration in the design process.

The proposed set-backs and roof-level positioning reduce the prominence of the addition when viewed from the public realm. The extension remains visually related to the existing building and does not introduce a new dominant feature into the streetscape.

The proposal has also been considered in relation to the wider views and townscape characteristics identified within the Conservation Area Character Appraisal.

The extension would not obstruct or materially alter any identified important views or established townscape relationships within the Conservation Area.

Effect on the Conservation Area

The proposed works would result in a limited change to the appearance of Jameson Lodge through the addition of accommodation at roof level.

However, the existing building is identified within the Conservation Area Character Appraisal as having a neutral effect on the Conservation Area, and the proposal has been designed to ensure that this relationship is maintained.

The proposal would not result in the loss of a historic building, landscape feature or architectural feature identified as making a particular contribution to the significance of the Conservation Area.

The proposed extension would remain subordinate to Jameson Lodge and would not materially affect the established character of Shepherds Hill, its mature landscape setting or the wider townscape qualities of the Conservation Area.

Accordingly, the proposal is considered to preserve the character and appearance of the Crouch End Conservation Area.

Conclusion

58 Shepherds Hill forms part of the Crouch End Conservation Area and is occupied by Jameson Lodge, an established mid-20th-century residential apartment building.

The heritage significance of the site is principally derived from its contribution to the wider townscape character of Shepherds Hill rather than from any particular architectural or historic significance associated with the existing building. The Crouch End Conservation Area Character Appraisal identifies Jameson Lodge as having a neutral effect on the Conservation Area.

The proposed roof extension has been carefully developed with regard to the significance and character of the Conservation Area. Particular consideration has been given to its height, scale, massing, set-backs, materials and visibility.

The proposal responds to the established character of Shepherds Hill, where larger mid-20th-century apartment buildings form an established component of the Conservation Area. The proposed extension would remain subordinate to Jameson Lodge and would not materially affect the established views, mature landscape character or wider townscape qualities of the area.

The proposal therefore preserves the character and appearance of the Crouch End Conservation Area and accords with the relevant heritage considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, London Plan Policy HC1 and Haringey Local Plan Policies SP12 and DM9.