



Springdene Nursing & Care Homes Limited

**SPRING LANE CARE HOME, 170
FORTIS GREEN, LONDON, N10 3PA**
Heritage Impact Statement





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1 INTRODUCTION

- 1.1.1. This Heritage Impact Statement has been prepared to accompany an application for the addition of a block to the rear of the existing Spring Lane Care Home, 170 Fortis Green, Muswell Hill, N10 3PA and changes to the facades of the existing building. Some improvements have already received planning consent (under application HGY/2022/2494), and these are part of a refurbishment phase, which is currently being implemented. However, these improvements are limited to the relocation of the entrance, a new canopy and an access ramp and hardstanding.
- 1.1.2. This statement should be read alongside the Planning Statement. The scheme has been revised, most notably to propose a standalone building in place of an extension and provide significant façade improvements to the existing building, to address comments on previous schemes. It is considered that this revised scheme provides a number of public benefits, in terms of the provision of care suites, as well as the façade improvements to the existing building and that these benefits weigh favourably against the minor level of impact on the heritage assets described below.
- 1.1.3. The site does not contain any heritage assets, but it does lie within the Muswell Hill Conservation Area which is a designated heritage asset. The site is within the setting of the Grade II listed The Gables, located opposite the site on the south side of Fortis Green. To the north-east of the site lies Tetherdown Hall and the cottages to the rear which are included on Haringey's local list and are therefore recognised as non-designated heritage assets.
- 1.1.4. This Heritage Impact Statement has been prepared in the context of the national planning policy requirement for the impact of proposed works on the significance of heritage assets to be assessed, specifically;
- Paragraph 194 of the National Planning Policy Framework (NPPF) 2021 states that:
'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 proposals on their significance.'
- 1.1.5. The Heritage Impact Statement is structured as follows:
- Section 2 provides an overview of the site and its surroundings.
 - Section 3 details the relevant planning history for the site.
 - Section 4 provides a summary of relevant national and local planning policy.
 - Section 5 provides a description of the significance of the nearby heritage assets and considers the contribution their setting (including the application site) makes to their significance.
 - Section 6 provides an assessment of the impact of the proposed scheme on heritage significance and identifies mitigating factors; and
 - Section 7 sets out conclusions.

2 SITE CONTEXT

- 2.1.1. The application site is located on the north side of Fortis Green, close to the junction with Queen's Avenue and Fortis Green Road. The frontage is five storeys with a projecting structure at ground floor level and an asymmetric projecting bay rising to the fourth level. The building has an L-plan with the rear projection predominantly being four storeys with a lead clad structure bridging the transition at the corner.
- 2.1.2. The site lies within the Muswell Hill Conservation Area. The part of the conservation area where the site is located is referenced sub-area 2 – Fortis Green. This area was developed in a 40-year period between 1896 and 1936 and primarily includes residential buildings. The site is typical of the built form fronting Fortis Green, which are primarily four storey blocks of flats occupying larger plots, set back from the pedestrian highway by small front gardens.
- 2.1.3. The site is within the setting of the Grade II listed The Gables (List Entry Number 1390723) and is adjacent to the non-designated heritage assets of Tetherdown Hall and associated cottages to the rear.

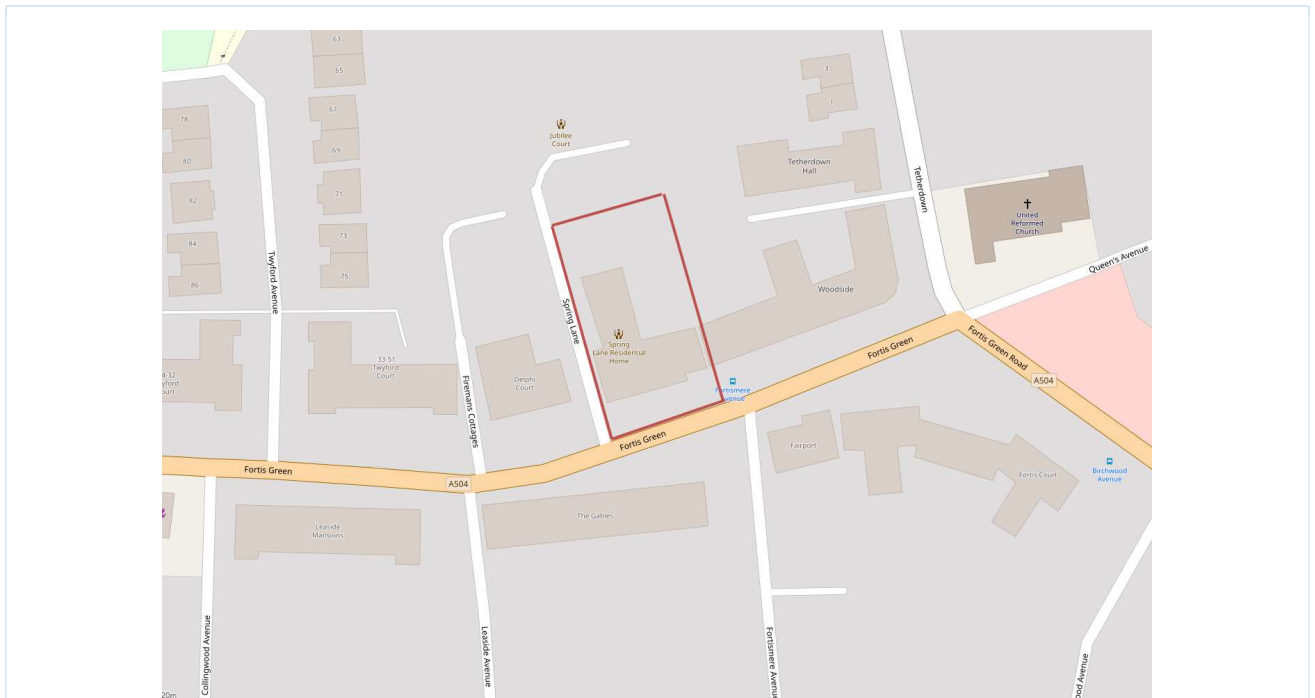


Figure 1: Location Map. WSP GIS mapping (red line for identification purposes only)



Figure 2: Aerial image. WSP GIS Mapping (red line for identification purposes only)



Figure 3: View of the site from Fortis Green, looking east

- 2.1.4. In addition to the conservation area and heritage assets detailed above the following designated and non-designated heritage assets are within the wider setting of the application site:

Grade II* listed building:

- Odeon Cinema, Muswell Hill Road (list entry no. 1079178).

Grade II listed buildings:

- St James's Church Hall, Fortis Green Road (list entry no. 1390721);
- Birchwood Mansions, 123-169 Fortis Green Road (list entry no. 1358882);
- 1 Firs Avenue, Muswell Hill (list entry no. 1079910); and
- 107-123 Muswell Hill Road (list entry no. 1362079).

Locally Listed buildings:

- Fairport, Fortis Green, Muswell Hill, N10;
- Nos. 1 to 7 (consecutive) Queens Mansions, (including Nos. 224 to 230 (even) Fortis Green Road), Muswell Hill, N10;
- Nos. 41 to 57 (odd) Queens Avenue, Muswell Hill, N10;
- Nos. 42 to 58 (even) Queens Avenue, Muswell Hill, N10;
- Nos. 2 to 12 (even) Tetherdown, Muswell Hill, N10; and
- No. 13 (Child Guidance Centre) Tetherdown, Muswell Hill, N10.

- 2.1.5. During the initial scoping stage, it was considered that the application site does not form part of the setting of any of the above listed and locally listed buildings due to the lack of visual relationship and intervening buildings. Consequently, it is considered that these heritage assets can be scoped out of consideration in any heritage assessment.

3 RELEVANT PLANNING HISTORY

- 3.1.1. A summary of the relevant recent planning history is set out below. Further information is provided in the Planning Statement submitted as part of the application.
- 3.1.2. On 24 September 2020 permission was refused for the *'Erection of a four-storey and single-storey rear extension to add 14 additional care home bedrooms and activity lounge, new garden and amendments to existing car park'* (RN: HGY/2020/0618).
- 3.1.3. The application was refused on two grounds;
1. By virtue of the height, massing and detailing of the proposed extension it would result in an overly dominant structure fronting onto Spring Lane causing harm to the streetscape and character and appearance of this part of the conservation area, contrary to policies SP11 and SP12 and DPD policies DM1 and DM9 and London Plan policies 7.4, 7.6 and 7.8.
 2. The proposed development by reason of its siting, height and scale would result in an overbearing structure leading to an increase in sense of enclosure to the detriment of the amenity of adjacent resident's contrary to DPD policies DM1 and DM12 and London Plan policies 7.4 and 7.6.
- 3.1.4. In relation to ground 1 the objections can be summarised into three categories:
1. Bulk, scale, and massing of the extension.
 2. Materiality of the extension, including the use of zinc cladding.
 3. Obscuring views of the locally listed buildings, particularly from Spring Lane and behind Tetherdown Hall when viewed from Tetherdown. Both vantage points are within the conservation area.
- 3.1.5. An appeal was subsequently submitted and dismissed on 25 June 2021 (APP/Y5420/W/20/3264201). The Inspector noted *'Its scale, combined with its design and detailing, including its extensive use of lead coloured metal cladding, would reflect the architectural design of the host building, which has been assessed by the CA as a detractor from the character and appearance of this part of the MHCA. It would therefore compound and exacerbate a harmful form of development in this part of the MHCA'*.
- 3.1.6. In relation to the views of the locally listed buildings the Inspector noted, *'It would also curtail certain public views from Spring Lane towards the attractive locally listed buildings to the west. It would also appear in glimpsed views between buildings from Tetherdown (to the east of the appeal site) and would look oversized and out of place when seen from this location.'*
- 3.1.7. The Inspector concluded that the proposal would result in less than substantial harm to the Muswell Hill Conservation Area, with the benefits of the increased capacity of the care home being insufficient to outweigh the harm, in accordance with paragraph 196 (as was) of the NPPF. Further planning history background is included within section 2 of the Planning Statement.
- 3.1.8. The project team has sought to address these issues and comments through various amendments to the scheme which have been subject to pre application discussions. This latest iteration represents a further response to the LPA comments dated October 2021, specifically concerns raised over the following aspects:

Addition of bulk to the rear of the existing building exacerbating its out of character scale

The proposed scheme is for a separate building which therefore won't increase the scale of the existing building. Further, the scale of the new block is reduced compared to the previously proposed extension and reflects the scale of existing surrounding development.

Bulk and the design being out of character with the conservation area

The amended scheme presents a reduction in bulk/scale and a revised design which relates strongly to the immediate context, most notably Fireman's Cottage, and therefore the character and appearance of the conservation area would be preserved.

Views along Spring Lane/Fortis Green being negatively impacted

The separation of the block from the existing building along with its set back on Spring Lane and proposed height would mean that these views would not be impacted.

Impact on the views and settings of the locally listed buildings

The separation of the new block and reduction in footprint and thus increased set back from the locally listed buildings reduces the impact on the setting of these buildings compared to previous schemes. Further, as detailed in section 6 any visibility would be limited and would not affect the significance of these buildings.

The extent and nature of façade improvements offered to the existing building

The revised scheme proposes far more comprehensive façade improvements, including removal of awning, sensitively designed entrance, replacement of windows, improvement to fenestration proportions, boundary improvements and addition of appropriate architectural detailing. These changes take design cues from the character and appearance of the conservation area and offers public benefit in facilitating an improvement appearance to the building, which will thus enhance the character and appearance of the conservation area.

LAST PRE-APP 23/01/2023

The scheme has been subject to three pre application meetings over a two year period, the first two for a smaller extension to the main care home building, to which the council advice was that the extension of the building was still extending a detractor building in the conservation area. Advice suggested that a separate building (mirroring Fireman's Cottages opposite) which could form a better solution to deliver the needed accommodation.

The final pre application meeting presented a standalone building, very similar that that now proposed, and thus received favourable council feedback.

4 RELEVANT POLICY AND LEGISLATION

THE PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

- 4.1.1. The statutory test remains the starting point for consideration of proposals affecting heritage assets.
- 4.1.2. Section 66 states that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 4.1.3. Section 72 of the same Act states that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

NATIONAL POLICY

National Planning Policy Framework (NPPF) (2023)

- 4.1.4. Chapter 16 of the NPPF (2023) sets out national planning policy on the historic environment. Paragraph 189 states that heritage assets range from buildings of local historic value to those of international significance.
- 4.1.5. Paragraph 197 provides a framework for decision making on proposals that could have an impact on heritage assets setting out that:
“In determining applications, local planning authorities should take account of:
 - a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *The desirability of new development making a positive contribution to local character and distinctiveness.”*
- 4.1.6. Paragraphs 199 to 203 set out how potential impacts should be considered in the determination of applications. Paragraph 199 requires *“great weight to be given to the (heritage) asset’s conservation”* with Paragraph 200 stating that *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”*. Paragraph 201 sets out matters to be considered where proposed works would lead to substantial harm. Paragraph 202 states that where proposals would result in less than substantial harm, the harm *“should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 4.1.7. Paragraph 203 requires the effects of proposals on the significance of non-designated heritage assets to be considered with decision makers a required to reach a balanced judgement that takes into account *“the scale of any harm of loss and the significance of the heritage asset.”*

LOCAL POLICY

- 4.1.8. Local planning policy sets out the criteria that will be used in the determination of planning applications and has been used to inform and guide the design and development of the proposals.

Haringey's Local Plan Strategic Policies 2013-2026 (2017)

- 4.1.9. The Local Plan (2017) provides the strategic framework for development in Haringey.
- 4.1.10. Policy SP11 concerns design. It states new development should enhance Haringey's built environment and create buildings that are high quality, attractive and sustainable, reflect its local character and historic significance and promote high quality landscaping. Paragraph 6.1.5 of the supporting text states '*Development schemes should improve the quality of existing buildings, landscaping and the street environment*'.
- 4.1.11. Policy SP12 relates to conservation. It requires the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

Haringey's Development Management DPD (2017)

- 4.1.12. The Development Management DPD supports the strategic objectives set out in the Local Plan (2017) by setting out criteria-based policies against which development proposals will be assessed.
- 4.1.13. Policy DM1 concerns delivering high quality design. It states all new development must achieve a high standard of design and contribute to the distinct character of the local area. Specifically, development should relate positively to neighbouring structures and make a positive contribution to a place, improving the character and quality of an area.
- 4.1.14. It specifies design standards requiring development to positively respond to building heights, local form, scale and massing and distinctive local architectural styles, detailing and materials.

Muswell Hill Conservation Area Appraisal

- 4.1.15. The conservation area was first designated on 1 March 1974 and subsequently extended in 1991 and 2008. A detailed account of the Historic Development of the area is included within the Character Appraisal document adopted by the London Borough of Haringey on 11 February 2008.

5 HERITAGE CONTEXT

- 5.1.1. This section provides a brief overview of the historical development of the area, a description of the conservation area and the relevant heritage assets and their significance.
- 5.1.2. The application site is not a heritage asset, but does lie within the Muswell Hill Conservation Area, which is a designated heritage asset and within the setting of other heritage assets; a listed building and locally listed building (non-designated heritage asset).

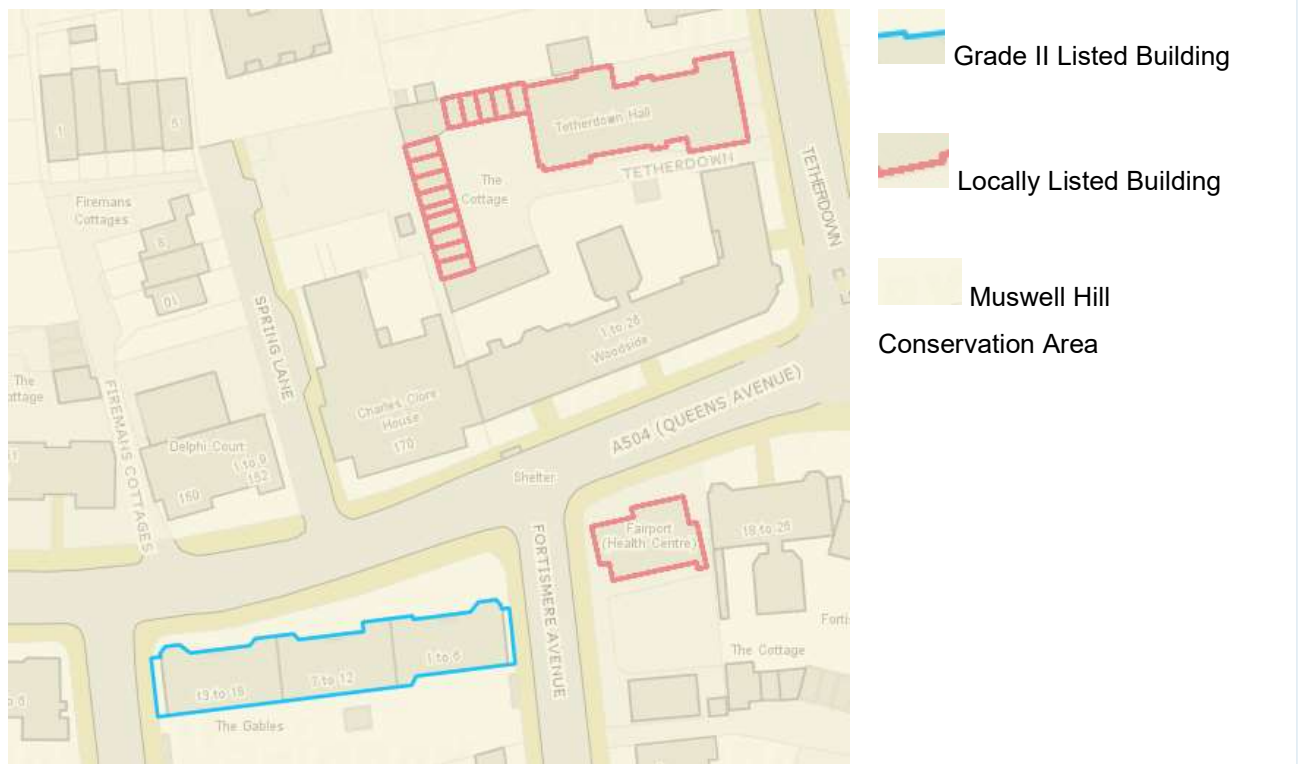


Figure 4: Site plan of heritage assets. Source: Haringey Planning Policies Map

DESIGNATED HERITAGE ASSETS

The Gables

- 5.1.3. The Gables are Grade II listed and are located on the south side of Fortis Green, opposite the application site. The building is principally a three storey, red brick block of flats built in 1907 by Herbert and William Collins in a style inspired by the arts and crafts movement. It has a symmetrical elevation, divided into three sections, the centre of each having a wide elliptical red brick arched recessed entrance with a pair of tongue and grooved panelled doors with small paned upper lights. The red tiled roofs have half-hips and gable ends and there are tall plumb coloured brick chimney stacks with terracotta pots and chequer pattern tiling on the flank elevations and each side of the three entrances.



Figure 5: The Gables, Fortis Green

- 5.1.4. The significance of The Gables derives primarily from its aesthetic and historical values. Aesthetically it is consciously designed composition, scale, proportions, and detailing contribute to its design value. It is reflective of its age, and the arts and crafts movement which was a well-established architectural style in the UK in the early twentieth century. Historically the building connects us with past societies, how they lived and interacted with their environment. It provides insight into the house models in the local area at the turn of the century and architects working in the area at that time. It is a fine example of an arts and crafts block of flats and is considered to positively contribute to the area.
- 5.1.5. The application site does not contribute to the significance of The Gables and is considered to have a neutral impact on its setting. There is an opportunity to enhance the setting of the designated heritage asset through alterations to the existing building on the application site.

Muswell Hill Conservation Area

- 5.1.6. Muswell Hill is an Edwardian suburb which developed around a rural village settlement, built on high ground. The area developed over a period of 40 years and the consistency found in the character and appearance is a result of the speed of growth. There are differences in grain, scale, and density of development within the conservation area, with the greater density being located within the central area, with the surrounding residential areas having a more spacious feel.
- 5.1.7. The residential areas find uniformity in the primary use of red brick and stone, stucco, and plaster detailing. The buildings are primarily two or three storeys and either semi-detached or terraced. The sub area the application site lies within departs from this regularity to a degree by virtue of its height with many buildings fronting the primary roads being four or five storeys.
- 5.1.8. As an Edwardian suburb it is well preserved, with its architectural quality, consistency and aesthetic cohesion all contributing to its significance. It is a fine example of an area which developed quickly, with the development undertaken by two main builders, James Edmondson and William Collins, under the control of Hornsey UDC.

- 5.1.9. Along Fortis Green the built form is predominantly blocks of flats occupying larger plots, set back from the pedestrian highway by small front gardens. The front boundaries are typically defined by low brick walls with hedging above, although the presence of metalwork is not atypical. Aesthetically the area retains its residential character of which the blocks of flats contribute to interpreting the planned expansion of the area in a specific architectural style.
- 5.1.10. The application site sits adjacent to an impressive and well-preserved neo-Georgian interwar mansion block of flats namely 1-26 Woodside. This is a fine example of the built form which characterises the Fortis Green sub-area of the conservation area.
- 5.1.11. The application site is specifically referenced in the conservation area audit. Paragraph 5.16 states *'No. 170, 'Spring Lane', is a five storey block of flats built in red brown brick with a flat roof formerly known as Charles Clore House. Built on the site of the former St James School, its mass and poor design lacks the attractiveness of the larger Woodside... considered to detract from the character and appearance of this part of the conservation area, either because of their excessive height and bulk; unsympathetic design and materials'* (p29).

NON-DESIGNATED HERITAGE ASSEST

Tetherdown Hall and cottages to the rear

- 5.1.12. To the north-east of the site, fronting Tetherdown is Tetherdown Hall, which is a locally listed building. The Muswell Hill Conservation Area Audit notes the building was *'built in a Tudor style in 1928-9 by Stanley Griffiths at the south west end of Tetherdown... It is a red brick two storey building with a tiled roof and has stone quoins and surrounds to doors and mullioned windows. The double fronted elevation has a central doorway above which is an oriel window and a gable end'* (p47, para 8.24).



Figure 6. Tetherdown Hall and cottages to the rear, Tetherdown, Muswell Hill

- 5.1.13. Tetherdown Hall has garages and a cottage to the rear which sits immediately adjacent to the application site. These buildings are included on the local list in association with Tetherdown Hall. The garages are arranged around three sides with the two-storey mews 'cottage' in the middle of the centre range opposite the entrance drive. The cottage is visible in a glimpsed view from the public realm along Tetherdown and the rear of the cottage and garages can be seen from the end of Spring Lane. The Cottage is red brick with a clay pantiled roof, two small chimney stacks and a central louvred octagonal ventilator cowl.

- 5.1.14. As denoted by their locally listed status, both Tetherdown Hall and the associated rear buildings are positive contributors to the character and appearance of the Muswell Hill Conservation Area. Additionally, they hold intrinsic significance due to their overall form, architectural details and style, relationship with one another and being a rare survival locally.
- 5.1.15. The application site forms part of the wider setting of the non-designated heritage assets, which in the case of the cottage/garage is characterised by the existing large-scale blocks along Fortis Green. The application site is however not considered to directly contribute to the heritage significance of the non-designated heritage asset.

6 IMPACT ASSESSMENT AND MITIGATION

PROPOSED DEVELOPMENT

- 6.1.1. The proposed development includes the addition of a three-storey detached block (albeit linked at basement level), to the north of the existing building, fronting onto Spring Lane.
- 6.1.2. The proposed new block would be a separate structure to the host building, rather than an extension to it, and would reflect the form of development along Spring Lane. It would create a more active frontage to Spring Lane, provide a greater degree of definition and enclosure to the street and prevent the bulk of the west elevation of the existing building being elongated visually in views from Fortis Green and along Spring Lane. The proposed design would minimise the visual impact of the new block through the stepping down of the building height along Spring Lane and setting the majority of the building line of the façade back from Spring Lane.
- 6.1.3. The new block has been designed with reference to nearby development, including 8-10 Firemans Cottages on the opposite side of Spring Lane, in terms of scale, overall form and materials. For example, it is characterised by a brick base and the top storey being treated as a subservient roof. The fenestration likewise reflects that found on 8-10 Firemans Cottages, albeit a pared down version, whilst detailing, including the entrance canopy, seeks to add articulation and break up the elevation.

ENHANCEMENT WORKS

- 6.1.4. It is recognised that the existing care home building does not positively contribute to the character and appearance of the conservation area. Alongside the proposals for a new building, there are proposals to enhance the appearance of the existing front block building, through the following works:
 - Landscaping to the front, including a new hedge, along with the existing low brick wall and railings along the front boundary. This would reflect the existing hedging along Fortis Green and ensure the boundary treatment to 170 Fortis Green is more in keeping with the character and appearance of the rest of the street.
 - Addition of architectural details, such as string courses, parapet detail and Juliet balconies, which again reflect the architectural details of nearby buildings.
 - The replacement of windows with a style more in keeping with the proportions and appearance of the historic windows opposite and adjacent to the site on Fortis Green.
 - Rationalisation of external plant and servicing.

IMPACT ASSESSMENT

The Gables, Fortis Green. (List Entry Number: 1390723)

- 6.1.5. There is a lack of intervisibility between the proposed new block and the listed building and therefore the proposed rear block is not considered to impact the setting of The Gables and thus would not harm the significance of the designated heritage asset. The enhancement works, particularly along the front elevation of the building, would improve the appearance of the host building and consequently the appearance of the area. This would in turn improve the setting of the listed building.

Muswell Hill Conservation Area

- 6.1.6. The proposed rear block will cause no harm to the character and appearance of the Muswell Hill Conservation Area. The development has sought to respond to characteristic forms along Fortis Green, which consists of taller blocks fronting the main road, and staggered heights to the rear. In being three storeys, the proposed block would allow the building height on the site to transition from 5 storeys fronting Fortis Green, to four storeys along Spring Lane with the perpendicular wing, terminating at the proposed lower three storey height, which is consistent in scale with the development on the opposite side of Spring Lane. As such, its height is appropriate for its subservient location to the rear of the existing building and accords with the built heights found in this part of the conservation area. Additionally, this height and the way the majority of the front elevation has been set back from Spring Lane, views along Spring Lane from Fortis Green would not adversely be affected.
- 6.1.7. With regards to its detailed design, the rear block has been treated, both in materials and architectural detailing, to respond to its immediate context, in particular 8-10 Firemans Cottages and also 150 Fortis Green. In creating a distinct addition to the site, the dominance of the existing building would not be further emphasised and the structure would not be overly dominant. The use of local materials and architectural detailing contextualises the development and ensures it would relate to the character and appearance of the area.
- 6.1.8. The proposed enhancements seek to address the negative contribution the existing building makes to the conservation area. Introducing a hedge will reinstate the traditional front boundary treatment and create visual uniformity in long views down Fortis Green. Removal of redundant features will reduce visual clutter which will enhance the overall appearance of the building. Most of all, the changes to the windows, architectural details and treatment will make the building accord with the aesthetic of the surrounding buildings and will change the contribution of the site from a detractor in the conservation area to at the very least a neutral element.

Tetherdown Hall and cottages to the rear

- 6.1.9. The proposed new block would result in the built form being brought closer to the cottages to the rear of Tetherdown Hall. It is recognised that views from Spring Lane, Tetherdown, Tetherdown Hall and the cottages were negatively impacted by the proposed 2020 scheme and this proposal seeks to address those concerns, including through reducing the footprint of the new building and thus increasing the distance from the non-designated heritage asset. The new block would result in the rear of the cottages being obscured a little further down Spring Lane than is existing, however the cottages would still be visible towards the end of the lane, especially through the car park access where the main view principally exists. The significance of the view is in any case low, as it is an incidental view of the rear of the cottages which are largely a blank wall and were not designed to be viewed in the same way as the front elevation. As such whilst the rear of the non-designated heritage asset would be more obscured than it is currently, the significance of the building, i.e its principal architectural elevation, overall form and relationship with the Tetherdown Hall is not considered to be harmed.

- 6.1.10. In being three storeys with lift overrun, the new block may at some views project slightly above the ridge height of the central cottage. The height would not impact views of Tetherdown Hall and as there are only glimpsed views in a townscape gap between the school buildings any change will not be highly prominent from the public realm. However, the top of the new building may be noticeable in some of the views of the cottages when viewed from the courtyard to the rear of Tetherdown Hall. That being said, given the reticence of the plant and top storey of the new building, with its dark cladding, discreet openings and set in from the lower storeys, it is considered that the building, including its central dovecote of the cottages would still remain prominent on the skyline and that the new block is unlikely to be highly discernible. Any visibility would have a very limited degree of impact on the reading of the form of the front elevation of the building, especially given the existing context of the large blocks on Fortis Green which are far more prominent and that the form of the garages can still be understood. Any visibility would not affect the relationship of the cottages with the hall or the overall architectural interest of the building which equally contribute to its significance.
- 6.1.11. The proposals, due to the impact noted in 6.1.10, are considered to result in a very low level of harm to the significance of the non-designated heritage asset. In accordance with paragraph 203 of the NPPF, the harm to non-designated heritage assets will require a balanced judgement between the level of harm and the significance of the asset. As noted above, the level of harm is very low and has been minimised through design. Whilst the building has been noted to be a rare survival locally this does not equate to a high significance and thus it is considered that the balance would tip in favour of the development. Additionally, as identified in the planning statement, there are a number of significant benefits delivered by the proposal, including the provision of new care accommodation to meet identified need, improvement to care provision on site for new and existing residents, job creation and the improvements to the original building to enhance its contribution to the conservation area, which should be given weight in the balancing exercise. The scale and form of the proposed block is considered to respond to the concerns previously raised.

7 CONCLUSION

- 7.1.1. This document has considered the significance of the heritage assets located near to the application site, including the Muswell Hill Conservation Area and assessed the impact the proposed development would have on the significance of those heritage assets. The assessment concludes that:
- The proposed new block would cause no harm to the significance of the conservation area as it would be in keeping with its character and appearance.
 - The proposed enhancement works to the existing building are in keeping with the architectural style in the immediate surroundings of the site. The alterations would therefore remove the negative contribution the existing building has on the character and appearance of the conservation area.
 - The proposed new block would not affect the setting of the Grade II listed The Gables.
 - The impact on the non-designated heritage assets, Tetherdown Hall and associated cottages, would be a low-level of harm (less than substantial harm). In considering this harm, along with relatively limited significance of the building and the wider public benefits of the scheme, the proposal should be considered favourably.



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