

Boama Daniel

From: Ruth Mitchell1
Sent: 05 December 2023 13:02
To: Boama Daniel
Subject: HGY/2023/2915 - 41 Albert Road, Hornsey, London, N4 3RP

Hi Daniel,

41 Albert Road lies within the Stroud Green Conservation Area. The development of Stroud Green demonstrates the evolution of a speculative late-Victorian residential area based on terraced housing, using a repetitive formula of house plans and elevations within limited variations. Interest was added by means of increasingly mass-produced architectural features available from builders' merchants such as window lintels, door casings, mouldings, capitals and roof details. These features, their retention, detailing, and consistency are important aspects of the Conservation Areas significance.

The terraces on Albert Road all have ground floor canted bays with decorative lintels and porches. The east side of the street, which contains No. 41, are simpler than the terraces opposite but are relatively intact, with only one (No. 41) painted over the original stock brick and red brick banding. To the rear, there have been various alterations but most of the alterations to Albert Street are smaller than several of the adjacent streets. The outriggers and original form of the building are still appreciable, but this elevation is less sensitive to change than the more intact frontage.

The proposed extension is quite large and full width. It would likely be the largest rear extension in the immediate area as the other nearby extensions are either shallower, or not full width. There is some concern that an extension of this scale would be quite a dominant addition. It would be preferable to make the proposed extension shallower to more closely align with the others seen opposite on Lorne Road.

However, the main concern is the proposed replacement windows. The terrace retains all of its original windows, and the high quality of these features and their consistency is an important part of the significance of the Conservation Area. The loss of original windows would be considered to cause less than substantial harm to the significance of the Stroud Green Conservation Area by eroding the consistency of the streetscene and its important detailing.

Furthermore, there are no submitted details of the proposed replacement windows. While the plans say that these would match the existing, this term can be interpreted differently. Normal double glazed units (as opposed to slim-line) have deep sections and often require thicker frames to accommodate the glazing than those seen in the existing building. Should permission be granted for the replacement windows, then a condition for further details for the window details:

No works for the alteration, removal or insertion of windows and doors shall be carried out on the site until details of the proposed windows and doors including details of materials and finish and details at a scale of 1:10 or 1:5 of the proposed including the cills, reveals, jambs, and lintels have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

However as the proposals stand the loss of the original windows represent a downgrading of the consistency and high quality detailing and this would be considered to cause less than substantial harm to the significance of the Stroud Green Conservation Area. As the Stroud Green Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits. Accordingly, as the proposals are considered to cause less than harm to the significance of the Conservation Area, Conservation would not support this application.

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Placemaking and Housing | Haringey Council



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Please note the above opinion represents informal officer opinion only, and does not prejudice to all future formal Council decisions and accompanying procedures.