

Eunice Huang

From: Ruth Mitchell1
Sent: 02 January 2024 16:15
To: Eunice Huang
Subject: HGY/2023/2834 - 12 Cromwell Avenue, Hornsey, London, N6 5HL

Hi Eunice,

12 Cromwell Avenue is located within the Highgate Conservation Area and is considered to positively contribute to the significance of the Conservation Area. The Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century. The Victorian and early 20th century developments in the area around Cromwell Avenue, including some notable examples of mansion flats, represent the higher end of suburban house building of the period, illustrating the eclectic use of architectural styles, materials and decorative features of the time, and creating a streetscape of considerable variety that has undergone relatively little rebuilding or adverse change.

Cromwell Avenue, runs roughly north-south from Archway Road and Highgate Hill, starting on a gentle slope and rising to a much steeper gradient after the junction with Winchester Road. The houses on the straight northern stretch: Nos. 1-4 and 2-20, unlike most of the estate, have recessed porches, mainly round-arched, with pilasters and foliate carving to the capitals and spandrels. 12 Cromwell Avenue is considered to positively contribute to the significance of the Conservation Area.

There is no heritage statement submitted with the application, and the design and access statement does not include a reference to the historic environment record, the minimum set out in paragraph 194 of the NPPF, nor does it discuss the significance of the Conservation Area or the impact of the proposed works contrary to local plan policy DM9(b).

There is no in principle objection to the demolition of the existing extensions, nor the replacement extension, which while larger is still subservient to the existing building. The design is similar to several on the same street. Materials should be conditioned either as further details, or to exactly match the existing.

There are other houses nearby, including those adjacent which have had similar basement extensions with front lightwells. The front boundary hedges are high which helps obscure the front lightwell from the street. There are a variety of existing railing types in the street, however the glass balustrade is more incongruous than the simpler black railings. It would be preferable to alter the balustrade to simple black railings so the front lightwell is more subtle.

Overall, subject to conditions, the proposed alterations are acceptable in principle and would have a neutral impact on the significance of the Highgate Conservation Area, given that there are many front lightwells in the street already and it would be mostly obscured from view on the street.

Kind regards,

Ruth Mitchell
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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.