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Highgate Conservation Area Statement

Project:	27 Aylmer Road, Highgate, Haringey, London N2 0BS
Subject:	Highgate Conservation Area Statement
Date:	January 2024
Client:	Mr and Mrs Sinha

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A. INTRODUCTION

1. This Conservation Area Statement accompanies a Section 73 application submission to the London Borough of Haringey ("the Council") for a minor material amendment to planning permission reference HGY/2022/3947 at 27 Aylmer Road, Highgate, Haringey, London N2 0BS ("the site"). The planning permission is for the following development:

   Demolition of existing house on site and erection of a new detached house, comprising a basement with light wells, ground and first floor plus roof space with front roof lights and rear dormers, and a car lift.

2. The purpose of this document is to provide an assessment of the character and appearance of Aylmer Road and the surrounding area, including Sheldon Avenue by reflecting on the key elements and features which contribute to its character today. This assessment will help to provide an understanding of the local heritage context within which the proposed changes are set.

3. This Conservation Area Statement seeks to demonstrate that the character of this part of the Bishops sub-area has been influenced by various forms of development for both demolition and rebuild but also proposals for alterations and extensions. Overall, this has added variety to the character of the Bishops sub-area.

4. Whilst properties along Aylmer Road retain some consistent features including a common building line and front boundary walls, visual evidence suggests the area has a varied character and the character of the buildings is somewhat mixed overall in terms of not only their style, built form and appearance but also their contribution to the leafy, green, suburban character of the Bishops sub-area. Planning permissions for external alterations and extensions over time have resulted in further incremental change to the character of the area.

5. The adjoining street, Sheldon Avenue, is notably more characteristic of the historic Arts and Crafts vernacular but the street has also been subject to change through the demolition and erection of replacement dwelling houses. This has resulted in the increased depth of properties and their build-to-plot ratios as well as changes in appearance associated with more contemporary interpretations of the Arts and Crafts vernacular. Over the last decade, features such as basements, car lifts and light wells have also been introduced to properties on this road and whilst these do not necessarily detract from the character and appearance of the area, they have become characteristic of this part of the Highgate Conservation Area.

B. HIGHGATE CONSERVATION AREA

Overview

6. The Highgate Conservation Area was designated in 1967. The original conservation area boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Road.

7. The conservation area is divided between the London Boroughs of Camden and Haringey. The Camden side includes part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital. The conservation area boundary was extended on the eastern side on 27 September 1990, to include the upper and lower parts of the Archway sub-area, together with the Miltons and Shepherd's Hill sub-areas. The final relatively small boundary extension was on the eastern side to include part of Stanhope Road in the Shepherd's Hill sub-area on 29 November 1994.

History

8. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air in close proximity to 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.

9. Many of the large villas and their grounds have been replaced by more compact housing, though Cromwell House (104 Highgate Hill) remains as 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.

Character Appraisal and Management Plan (2013)

10. The Council adopted the Highgate Conservation Area Character Appraisal and Management Plan (HCAAM) in 2013. This document provides a description of the significance of the Highgate Conservation Area, in terms of its architectural and historic interest.

11. The document sets out that the character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings with architectural merit, its topography and its green open spaces and distant views. The open space of Highgate Golf Club provides an attractive landscape setting to the area and street trees also form an important part of the suburban character of the area.

Bishops Sub-Area

12. The site is located within the Bishops sub-area (one of seven sub-areas) of the Highgate Conservation Area designated in 1967.

13. The Bishops sub-area lies between the west of Highgate's historic town centre and the boundary of the London Borough of Haringey, with Hampstead Lane to the south and Aylmer Road to the north. Development of the Bishops sub-area predominantly occurred between 1914 and 1930 and the area is largely characterised by Arts and Crafts houses designed by Quennell Architects.

14. Prior to development, the area was part of the Bishop's hunting ground, Hornsey Great Park, enclosed from the primeval Middlesex Forest, as a number of mature oak trees in the grounds bear witness to. The original leases stipulated plot size, prime cost and sometimes rate of development, producing *"an excellent example of high quality residential development of the period"* (paragraph 10.2.1 of the 2013 HCAAM).

15. Paragraph 10.8.1 of the HCAAM (2013) identifies most of the existing buildings as positive contributors which contribute to the "*homogenous character of the sub-area*". However, the document also reflects on the impact of new development and recent change on the architectural and historic interest of the conservation area. Paragraph 1.4.2 sets out that:

> *In the Bishops area, there has been intense pressure for complete demolition and redevelopment of houses. In recent years, many original houses have been replaced with modern, contemporary, or new 'reproduction' style ones. It is now evident that some of these replacement houses are too big, too wide, and together with their large basements are over-scaled compared to the size of the original houses, leaving little opportunity for any planting or landscaping on the side boundary and the characteristic visual gaps between the houses. The effect of this is eroding the special early twentieth architectural and historic interest of the conservation area.*

C. CHARACTER ASSESSMENT

Assessment of the character and appearance of Aylmer Road

16. Aylmer Road lies on the north-western periphery of the Highgate Conservation Area and forms part of a dual carriageway that was built circa 1925 to relieve congestion on the Great North Road. Only the south side of the road leading up to the junction with the Bishops Avenue is located within the Highgate Conservation Area. Aylmer Road is located within the Bishops sub-area. The character of the south side of Aylmer Road is predominantly suburban. This character derives from a combination of the open, landscape setting created by Highgate Golf Course to the south but also its active, urban setting created by its proximity to the busy A1. The latter is in contrast to many other surrounding streets within the Bishops sub-area which have a quieter and more peaceful residential feel to them such as Sheldon Avenue and Denewood Road.

17. The HCAAM (paragraph 10.4.63) recognises that on this section of Aylmer Road, the *"consistent size, scale and style of the detached houses along the road, most of which have carriage driveways and which look onto Highgate Golf Club to the rear, are a positive feature."*

18. Whilst the properties along this section of Aylmer Road do share certain features including a common building line, similar plot sizes, pitched roofs, gaps between properties and gated carriage driveways behind boundary walls, there is no consistent style to these houses and the detail on the front elevation varies from house to house with a diverse range of architectural themes and styles found in the area. Whilst some houses show some architectural resemblances, each individual property generally displays visual differences in terms of their style and appearance, whether this be related to the colour of the building, the roof layout or the fenestration. For example, pitched roof types vary from hip roofs to saltbox roofs to gable end roofs, and often these incorporate architectural elements from different time periods as shown in Figures 1 and 2.

Figure 1. Mock-Tudor beams found on gable ends

Figure 2. Saltbox roof style

19. Properties along this section of Aylmer Road can also be seen to have varying levels of greenery and boundary treatment on their front gardens and driveways. In some cases, vegetation is seen to surround the sides of buildings, infilling the gaps between the properties at ground floor level, whilst on other properties, hardstanding covers the entirety of the plot and extends to the sides of buildings, thus limiting the view of their rear gardens.

Figure 3. Limited view of rear garden vegetation at 19 Aylmer Road

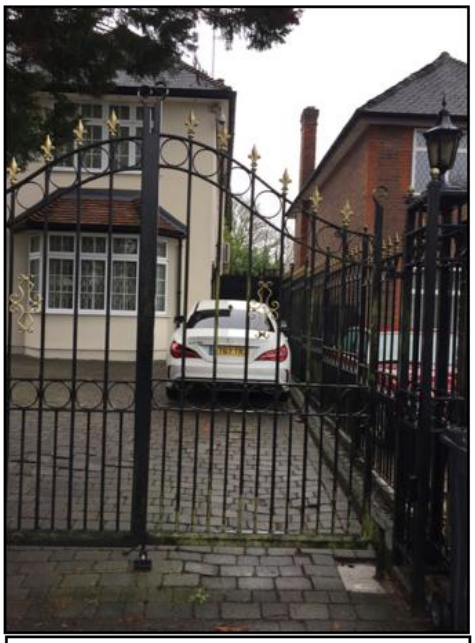

Figure 4. Hardstanding to the side of property

Figure 5. Dense planting infilling the gap at 19 Aylmer Road

Figure 6. Patio hardstanding

1 and 3 Aylmer Road

20. 1 and 3 Aylmer Road are located towards the western end of the street where the London Borough of Haringey adjoins the London Borough of Barnet. The design and layout of these properties are similar in that parts of the building are set back at different distances from the street, with the ground floor bay windows projecting furthest forward to one side. The street, with the ground floor bay windows projecting furthest forward to one side. The buildings are characterised by their brick frontage and timbers sash windows. No. 1 has a small canopy above its main entrance whilst no. 3 has a columned portico entrance which features frequently along the street.

21. The roof properties of both buildings however are different. 1 Aylmer Road has a classic hipped roof whilst 3 Aylmer Road has a slightly clipped gable roof at the front where its eaves are higher than at the side.

Figure 7. Front elevation of 1 Aylmer Road

Figure 8. Front elevation of 3 Aylmer Road

5 and 7 Aylmer Road

22. Whilst 5 and 7 Aylmer Road both have columned porticoes, bay windows and front boundary walls which are similar in design, they each have unique roof types and detailing on their front facade. For example, 5 Aylmer Road has a more classic hipped roof whilst no. 7 also incorporates a gable roof at the front with a mock-Tudor facade. In terms of appearance, 7 Aylmer Road has a unique cream rendered facade with red hanging tiles above and below its bay windows. However, no. 5 retains its brick appearance although both have different coloured window frames which adds to their visual contrast.

Figure 9. Front elevation of 7 Aylmer Road

Figure 10. Front elevation of 5 Aylmer Road

9 Aylmer Road

23. 9 Aylmer Road has many design similarities to its neighbouring property, 7 Aylmer Road, including its mock-Tudor gable ends. Both properties are similar in size and scale and have bay windows on the ground and first floor. The central section of the building with its gable ends and red hanging tiles is set closer to the street, whilst its portico entrance is set back to the side of the building.

24. There are some notable differences with respect to their existing built form and appearance. The white render detailing on 9 Aylmer Road is only limited the top half of the building and whereas the cream render detailing on 7 Aylmer Road covers a much larger part of the building. Furthermore, it can be seen that 7 Aylmer Road has a large flat-roofed dormer on its side elevation facing 9 Aylmer Road, whereas no dormer can be seen on 9 Aylmer Road from street view.

Figure 11. Front elevation of 9 Aylmer Road

11 and 13 Aylmer Road

25. 11 and 13 Aylmer Road have largely contrasting built forms and front settings. Whilst both properties have sheltered entrances and bay windows at ground floor level, their front facades and roofs are different in design and appearance. With its mock-Tudor gable ends, red hanging tiles and rendered exterior, 13 Aylmer Road relates more closely in appearance to 7 and 9 Aylmer Road. In contrast, 11 Aylmer Road has a saltbox roof not seen on any other houses along the street with white render detailing on the first floor and brick detailing on the ground floor.

26. 13 Aylmer Road also appears more enclosed within its setting, partly due to the dense vegetation and tall trees that surround the property and the soft boundary treatment. On the other hand, there is considerably less landscaping present at 11 Aylmer Road and so more hardstanding is revealed at the front of the property which somewhat detracts from the leafy character of the street.

Figure 12. Front elevation of 11 Aylmer Road

Figure 13. Front elevation of 13 Aylmer Road

15 and 17 Aylmer Road

27. 15 and 17 Aylmer Road also have a contrasting built form, appearance and setting. The layout of 15 Aylmer Road resembles the pattern observed at 1 and 3 Aylmer Road where parts of the building are gradually set back at different distances from the street and recessed from the front building line.

28. The building also features a small gable ends which projects forward from the western side of the building. 17 Aylmer Road, on the other hand, has a more symmetrical facade with the characteristic bay windows on the ground floor, a traditional hipped roof and a columned portico entrance. In terms of its setting, 17 Aylmer Road is well-screened by a large tree which clearly adds to the green, leafy character of the street. The front of 15 Aylmer Road benefits from less natural screening although dense vegetation can be found on its fence line with 13 Aylmer Road. Both properties have black metal railings on their front boundary walls.

Figure 14. Front elevation of 15 Aylmer Road

Figure 15. Front elevation of 17 Aylmer Road

19 Aylmer Road

29. 19 Aylmer Road is largely characterised by its symmetrical facade, traditional brick detailing and ground floor bay windows. However, this property has a much lower boundary wall in comparison to other properties along Aylmer Road and so a greater coverage of hardstanding to the front of the building is revealed. Whilst the property respects the traditional building line of the street and has a spacious front setting, the absence of a front garden and the notable lack of greenery is in contrast to other properties on this road and in the surrounding area.

30. Paragraph 10.6.1 of the HCAAM (2013) identifies that *"front gardens and landscaping make an important contribution to the suburban character of the area"*, and paragraph 10.7.1 also states that *"the front boundary treatment form an attractive part of the street scene"*. However, 19 Aylmer Road is an exception in this case and the absence of any boundary treatment or landscaping appears to somewhat detract from this character.

Figure 16. Front elevation of 19 Aylmer Road

23 and 25 Aylmer Road

31. The character of 23 Aylmer Road is predominantly defined by its white render detailing which gives the property a more contemporary appearance in comparison to other properties along the road which retain their original brick character. It has a broadly symmetrical front facade with two front-facing dormer windows and the central section of the building where the main entrance is located is slightly recessed. The front boundary wall is fairly high in relation to its surroundings and conceals a large part of the building's front setting.

32. The building has undergone alterations in the past, including a ground floor rear extension and the addition of front and rear dormers, approved under planning application ref. HGY/2016/2041. The building itself makes an arguably neutral contribution to the historic character and appearance of Aylmer Road and does not contribute to the significance of the Bishops sub-area in the context of the Highgate Conservation Area as a whole. Rather, it is reflective of the development that has taken place in the area since the beginning of the 21st century and of the incremental change to the character of Aylmer Road over time.

33. The neighbouring building at 25 Aylmer Road has a distinctive facade comprising cream render with a long, gabled dormer which projects forward from the front building line and extends down to ground floor level. As shown by Figure 18 below, the front boundary wall and gate conceals many key features of the building's front setting including the presence of greenery and views to the rear garden which the Council notes in its HCAAM (2013) are all positive features associated with properties within the Bishops sub-area which contribute to the character of its streetscapes. Although some planting can be seen, the boundary wall largely keeps this hidden from the street.

34. Overall, the unique architectural detailing of the building provides more evidence that properties along Aylmer Road do not share a consistent style and appearance.

Figure 17. Front elevation of 23 Aylmer Road

Figure 18. Front elevation of 25 Aylmer Road

27 and 27a Aylmer Road

35. 27 Aylmer Road incorporates arts and crafts elements into its design, including a wide and low facade composition with a prominent gable above the main entrance. Its mixture of brick detailing and white render contrasts with the red-brick appearance of the neighbouring property (no. 27a) to the east, although the character of the two buildings differs predominantly due to their age as the original property at 27a Aylmer Road was partially demolished and rebuilt under planning permission ref HGY/2009/1002.

36. A gap exists between both plots which provides a landscaped view of Highgate Golf Course to the rear. Paragraph 10.5.1 of the HCAAM Plan (2013) states that *"the gaps between houses, particularly on their upper storeys facilitate views of further trees in their side or rear gardens"* and so the Council consider this to be an important element of the streetscape which contributes to the character of the area. As such, it is accepted that any development on the site would need to preserve this feature.

37. In terms of scale, whilst the majority of properties on Aylmer Road share a common front and rear building line, Figures 19 and 20 clearly show that the footprint of 27a Aylmer Road is different to 27 Aylmer Road as it extends further back into its rear garden. This also appears to conflict with the description of these houses as being 'consistent in scale' in the HCAAM Plan (2013). It can be seen that the conservatory extension to the rear of 27a Aylmer Road has further increased the depth of the building line which is evidence that there has been change to the historic arrangement of building footprints along this road.

38. Overall, 27 Aylmer Road is considered to make a neutral contribution to the conservation area. This position was confirmed by the Conservation Officer in their formal comments on the refused planning application at the site (LPA ref. HGY/2021/2700):

> *…it is considered to make a neutral contribution to the area.*

Figure 19. Rear elevation of 27a Aylmer Road as seen from the garden at no. 27

Figure 20. Side elevation of 27a Aylmer Road

Conclusion

39. Whilst it can be seen that properties do retain some consistent features which add to the special interest of the street, including gaps between properties and front boundary walls, this character assessment has demonstrated that there does not appear to be a set vernacular to the street overall and that the character of the buildings is somewhat mixed in terms of not only their style, built form and appearance but also their contribution to the leafy, green, suburban character of the Bishops sub-area. Planning permissions for external alterations and extensions over time have resulted in incremental change to the character of the area, such that the contribution made by Aylmer Road to the character and appearance of the Bishops sub-area is not as evident. As such, the description of properties on Aylmer Road in the HCAAM Plan (2013) as being *'consistent in style, size and scale'* is not entirely reflective of the character of the street today.

Assessment of the character and appearance of Sheldon Avenue

40. To the south-east of Aylmer Road is Sheldon Avenue which links Hampstead Lane to Aylmer Road and runs parallel to the eastern boundary of Highgate Golf Course. The properties on this street appear to be more visually characteristic of the Arts and Crafts style developed by the Quennell Architects than those on Aylmer Road where a more eclectic mix of architectural styles is established, yet there has been numerous demolition and rebuild development on this road. Brick detailing forms an important part of the character of the street, although white render on a facade can be observed on some properties. These changes still form part of the existing local context and streetscape.

41. The HCAAM Plan (2013) notes that the northern section of the street between the junctions with Denewood Road and Aylmer Road has been subject to the demolition and rebuilding on a much larger footprint of many houses.

1b Sheldon Avenue

42. 1b Sheldon Avenue is modern in character and contains largely modern features including aluminium windows, a basement and a car lift. Its grey brick detailing also starkly contrasts with the traditional red-brick character and appearance of the street. The Council considered the original 1960s building which was demolished and replaced by this building to be a modern addition to the street when viewed in the context of the surrounding Arts and Crafts houses. As with the original building, the replacement building at 1b Sheldon Avenue does not appear to offer any architectural value or contribution to historic significance of the the conservation area, although it borrows elements seen on other older properties such as the use of three equidistantly-placed dormer windows and a columned portico.

43. Figure 21 below shows the front elevation of the property and also the car lift to the bottom left which is discreetly positioned on the driveway. As with 55 and 66 Sheldon Avenue, the basement is well-hidden and cannot be distinguished from any public vantage points and so it does not detract from the open character of the street

in any way. Overall, the character of the house is reflective of the change taking place in the Bishops sub-area.

Figure 21. 1b Sheldon Avenue Front Elevation

31 Sheldon Avenue

44. The character of 31 Sheldon Avenue mainly derives from its original Quennell features. The original front facade is retained although the historic fabric behind the front facade has since been demolished. Planning permission ref HGY/2017/2776 consented the redevelopment of the site to increase the bulk and depth of the building to the rear and therefore increase the overall build-to-plot ratio from its original state. It is one of many examples of development on this street where the build-to-plot ratio has increased.

45. Whilst the HCAAM Plan (2013) asserts that many replacement houses within the Bishops sub-area are over-scaled in comparison to their original houses (paragraph 1.4.2), this does not necessarily mean that they will cause harm to the character of the street. When the larger replacement dwelling was built at 31 Sheldon Avenue, the gap size between the building and the neighbouring building (33 Sheldon Avenue) was reduced but the gap itself is insignificant when viewed from street level and landscaping can be seen to cover much of this gap. It is not strikingly obvious that the house is bigger than some of the surrounding properties on the road and so therefore it does not detract from the character of the street in this regard.

46. Overall, despite the demolition of the historic fabric behind the front facade, the building preserves its positive contribution to the character and appearance of the Highgate Conservation Area. However, the alterations to the original building on this site, as with a number of other properties on this road, are proof that the depth and footprint of buildings are not always uniform and consistent, contrary to what is said in the HCAAM Plan (2013). Therefore, it appears that the present character of the area is not as strongly defined by these features anymore.

Figure 22. 31 Sheldon Avenue Front Elevation

54 Sheldon Avenue

47. 54 Sheldon Avenue is a replacement two-storey dwelling house, characterised by its Neo-Georgian facade and traditional red brick frontage. It has a crown roof and a strong central symmetry, reflected in its fenestration. This property contains a basement and car lift, neither of which are visible from street level due to the soft boundary treatment and front gates.

48. Conservation area consent for the demolition of the existing property and the erection of a new two storey dwelling with rooms in roof and at basement level was granted at 54 Sheldon Avenue in 2012 (LPA ref HGY/2011/2066). The Council asserted in the Officer Report that this building was of a high-quality design that respects the character of the conservation area in terms of size, form, mass, materials and front boundary treatment and makes a positive contribution to the street scene.

Figure 23. 54 Sheldon Avenue Front Elevation

55 Sheldon Avenue

49. 55 Sheldon Avenue is a replacement two-storey dwelling house which replaced its original building that was constructed in the 1950s. The replacement building was designed as a contemporary interpretation of the Arts and Crafts vernacular of the Highgate Conservation Area. The building is characterised by its brick frontage, timber sash windows and hipped clay tile roof containing three dormer windows which is often seen on many properties along this road.

50. The replacement building also contains a basement although this cannot be seen from street level nor does it appear to alter the footprint of the building or reduce the driveway space as shown from Figure 24. The basement preserves the front setting of the building and ensures that the building remains set back from the road in keeping with the character of the street. As such, the Council's assertion in the HCAAM Plan (2013) that the creation of large basements "*cumulatively detract from the open character of the streetscape*" does not appear to be evidenced in this case.

Figure 24. 55 Sheldon Avenue Front Elevation

60 Sheldon Avenue

51. Whilst a number of alterations have been made to the front elevation of 60 Sheldon Avenue, the building itself retains a large number of architectural features that positively contribute to the character and appearance of Sheldon Avenue, including the symmetrical fenestration, the traditional hipped roof, three dormer windows and a columned portico entrance.

52. A car lift can also be seen from street level which slopes down into a garage at basement level. Whilst this is one of the more prominent and noticeable car lifts found along the street, it does not appear to detract from the character of the building itself nor the wider streetscape as a whole.

Figure 25. 60 Sheldon Avenue Front Elevation (Source - Google Street View)

66 Sheldon Avenue

53. 66 Sheldon Avenue is characterised by its brick frontage and cream rendered facade in the centre. It has a columned portico entrance, as seen on many other properties along this street, but only has a single front-facing dormer window rather than three as typically seen on Sheldon Avenue. This building is another example of a replacement dwelling house with a basement level on this street.

54. Front light wells are discreetly located behind a small-ramped wall immediately in front of the ground floor windows to provide daylight penetration into its basement. The basement itself preserves the setting of the building to the front. The front light wells are also difficult to spot from street level without intrusively observing the property which is evidence that they can be sensitively incorporated into the design and layout of houses in the area.

Figure 26. 66 Sheldon Avenue Front Elevation (Source - Google Street View)

Conclusion

55. The character assessment of Sheldon Avenue concludes that the properties along this road appear to be more in keeping with the original Arts and Craft vernacular of the area and many properties retain a large number of architectural features such as columns, pilasters and motifs which contribute to the special interest of the street. However, there are many replacement two-storey dwelling houses with basements which are larger in scale and comparatively modern in appearance. Many of these reflect more contemporary interpretations of the original Arts and Crafts character rather than retaining their original designs. This has led to the introduction of features such as basements and light wells which have been sensitively incorporated into the design and layout of properties.

D. CONCLUSION

56. Overall, this Conservation Area Statement has shown that the character of Aylmer Road has been influenced by various forms of development including proposals for external alterations and extensions. These changes have added variety to the character of this part of the Bishops sub-area.

57. Whilst the character of Aylmer Road is somewhat compromised by its busier setting by a dual carriageway, parts of its description in the HCAAM Plan (2013) such as the 'consistent scale, size and style' and the 'front boundary treatment' are no longer reflective of the street's character today. Although there are features which are consistently present along Aylmer Road such as the gaps between properties and front boundary walls, the photos taken in this assessment clearly show that properties along this street have a varied character in terms of their style, appearance and built form and they also have varying levels of landscaping and front boundary treatment. Rear extensions such as those at no. 27a have also increased the depth of buildings and disrupted the rear building line.

58. The character of Sheldon Avenue is generally more in keeping with the original Arts and Craft vernacular of the area despite the widespread demolition and new build development that has taken place on this street, although the Council has considered the depth and scale of a number of replacement buildings to be uncharacteristic of the historic pattern of development in the area. However, this assessment has shown that the increased bulk of these houses do not evidently appear to detract from the character of the street. Furthermore, some of the replacement buildings on Sheldon Avenue reflect more contemporary interpretations of Arts and Crafts features and have also successfully incorporated features such as basements, car lifts and light wells into their design and layout without any causing any heritage harm. Whilst the Council does not consider these features to be in keeping with the traditional character of the street, they do not detract from the special interest of the street as a whole and the photos taken in this assessment are evidence of this.

59. It is considered, as a result of this Conservation Area Statement, that the Aylmer Road section of the Bishops sub-area, given its peripheral location within the Highgate Conservation Area and the diverse architectural styles and themes present, clearly makes a less significant contribution to the overall character and appearance of the conservation area than Sheldon Avenue does and so is less sensitive to change in this regard.