

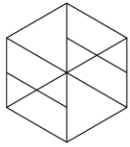
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Heritage Appraisal
No. 41 Sheldon Avenue, London N6 4JP

January 2024





1 Introduction

1.1 The following Heritage Appraisal has been prepared to support an application for planning permission to the London Borough of Haringey regarding no.41 Sheldon Avenue, London N6 4JP. The proposals are for the demolition of the existing building and its replacement with a new, detached house, alongside landscaping to the front forecourt and rear garden, along with the addition of a swimming pool.

1.2 No.41 Sheldon Avenue is located within the Highgate Conservation Area. In line with paragraph 200 of the National Planning Policy Framework, the purpose of this appraisal is to define the significance of the building and its contribution to the surrounding area. This assessment utilises the heritage values set out in Historic England's 'Conservation Principles' (2008).

1.3 This appraisal has been produced using desk based and archival research, combined with a site visit to assess the building, its immediate context and the wider surrounding area.

1.4 The proposals will be assessed with regard to their impact upon the site, its surrounding context and the character and appearance of the Highgate Conservation Area. Consideration has been given to the relevant statutory, national and local heritage policy framework.

1.5 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in

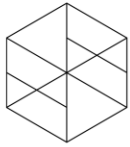
historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

2 Site location and description

2.1 The application site is located in a residential enclave of substantial houses, set to the north of Hampstead Lane. Sheldon Avenue has a curving, informal alignment at its southern end, straightening as it proceeds northwards to the junction with Aylmer Road.

2.2 Sheldon Avenue is lined on both sides with large, detached houses which are set back from the road behind landscaped front gardens and parking areas. To the rear there are substantial private gardens. The width of Sheldon Avenue and the size of the properties create a generally suburban grain and atmosphere. However, despite their size, the houses are closely spaced and the relative absence of mature street trees to filter views, particularly on the stretch of road around the application site, provides a slightly more urban character to the townscape. This is reinforced by the front boundaries, which whilst often softened with hedging, consist of brick boundary walls, tall brick piers and metal railings.

2.3 Sheldon Avenue was laid out and developed from around 1914-1930 on land owned by the Ecclesiastical Commissioners. The southern section, from Hampstead Lane to Denewood Avenue was largely developed by the builder Walter Quennell, with some of the houses designed by his better-known architect brother CHB Quennell. The northern section, running from Denewood Avenue to Aylmer Road was developed slightly later and with fewer Quennell properties. The houses along Sheldon Avenue are large and generally of two storeys, with attic accommodation lit by dormer windows. Stylistically they can be described as free English style, with a combination of neo-Georgian and Arts and Crafts references. Red/brown brick overwhelmingly predominates, with white painted



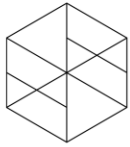
timber casement and sash windows providing a distinctive contrast. Roofs are generally hipped and clad in red clay tiles, punctuated by prominent brickwork chimneystacks.

2.4 A significant number of the buildings along Sheldon Avenue have been redeveloped during the later 20th and 21st centuries, some with retained facades and others with facsimile frontages or new designs which complement the original character of the road. A small number of buildings are more contemporary in character, or include atypical materials, for example nos.23a and 23 further south along Sheldon Avenue, and no.39, directly adjacent to the application site, which has classical white stucco facades.

2.5 No.41 Sheldon Avenue is situated around the mid point of the road, to the south of the junction with Denewood Road. The site contains a large, detached house which was developed by Walter Quennell and constructed in 1928. The building is well set back from the main road, behind a paved parking area, with elements of topiary and soft landscaping. The house has a symmetrical front façade, with a centrally placed main entrance. Its front and flank facades are of red/brown brick, with a weathered red/brown clay tile clad hipped roof. The rear façade has had its brickwork painted.



Figure 1: An aerial view of the site and its context.



A large timber and glass conservatory was added to the rear of the property in 2006. The house has a substantial private rear garden which backs onto the open space of the adjacent Highgate Golf Club. A further assessment of the significance of the house and its contribution to the surrounding area can be found at section 5 of this Appraisal.

Heritage Assets

The Highgate Conservation Area

2.6 The site is located within the Highgate Conservation Area, which was originally designated in December 1967, with extensions in September 1990 and November 1994. The designation is large and varied, and as such, has been divided into seven sub areas. These are based upon historical patterns of development, land ownership and the architectural style of buildings within them. The site is located in **Sub area 7: Bishops**.

2.7 The Highgate Conservation Area Appraisal and Management Plan was adopted in December 2013. This includes some useful commentary regarding the character appearance of the conservation area in general and Sheldon Avenue in particular.

The conservation area

Para 3.3.2 *"The tight knit and informal development, and the early 19th century speculative development are in marked contrast with the later suburban development where large houses are set within generous landscaped gardens."*

Sub area 7: Bishops

Para 10.2.1 *"The streets within the Bishops area are an excellent example of high quality residential development of the period. The terms of the leases from the Ecclesiastical Commissioners stipulated plot size, prime cost and sometimes the rate of development, which ensured the overall quality and nature of the streets."*

Sheldon Avenue

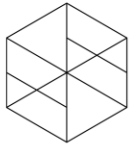
Para 10.4.19 *"The road has pleasant variations both in direction and gradient which combine to highlight the verdant character of many of the front gardens along the length of the road and to provide glimpse of mature trees in the front and rear gardens. The houses are of broadly similar height, size and character and set back consistently from the road."*

Para 1.4.20 *"The footprint of the houses is appropriate to the size of the plot with sufficient space between the houses to allow gap views to the rear gardens. Street trees and mature trees in front gardens maintain the wooded nature of the road and are a very valuable feature of its character. Although many houses have a third storey, the common use of dormer windows prevents any building appearance over dominant in the streetscape."*

2.8 Paragraph 10.8.1 of the Appraisal notes with regard to positive contributors within Sub area 7 that *"Most of the existing buildings contribute to the homogenous character of the sub-area."*

Statutorily or locally listed buildings

2.9 There are no statutorily or locally listed buildings close to the application site or which form part of its immediate or wider setting.



3 Relevant planning history

1962

Planning permission (OLD/1962/0807) was granted on 7 November 1962 for '*Demolition of existing house & erection of new house with double garage.*'

2006

Planning permission (HGY/2005/2216) was granted in 25 January 2006 for 'Erection of single storey rear conservatory extension.'

4 Historic development of the site and its significance

4.1 Highgate village began life as a hamlet at the south eastern entrance to the medieval Bishop of London's estate. The parkland to the northwest of the hamlet was used for hunting alongside agricultural fields.

4.2 Roque's 1754 map of Middlesex shows ribbon development on the roads leading out of the centre of the village, surrounded by fields and areas of woodland. Over time Highgate Village had become popular with travellers, making their way northwards out of the capital, with a number of inns and hostleries.



Figure 2: Roque's Map of Middlesex (1754).

4.3 The Hornsey Enclosure Map of 1815 still shows an overwhelming rural context to Highgate, with Bishops Wood to the west of an open landscape of fields.

4.4 By the mid 19th century the area had begun to develop and increase in popularity, as merchants and gentlemen began to build villas on the sloping ground around the village, taking advantage of fresh air and clean water. The 1863 Ordnance Survey map shows a number of large houses to the south of Hampstead Lane. To the north however, the area remained as open agricultural land.

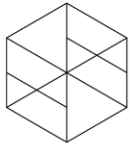


Figure 3: The Hornsey Enclosure Map (1915).

4.5 By the time of the 1893 Ordnance Survey map, Bishopswood Road and Broadlands Road had been laid out, connecting Hampstead Lane with North Road, and were lined with large, detached houses. Development moved westwards, with View Road and Stormont Road laid out by 1912, but not yet filled with houses. Further west, Bishop's Avenue was laid out c1900 by the Ecclesiastical Commissioners. This cut through the ancient Bishop's Wood, with substantial houses dotted along it, including Barons Court and Bishop's Mead at its southern end. The Highgate Golf Club was established in 1904 on farmland leased from the Church Commissioners between Bishop's Avenue and Stormont Road, with a club house at its centre.



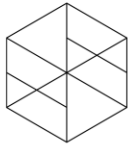
Figure 4: The 1863 Ordnance Survey Map.

4.6 A series of leases were granted by the Ecclesiastical Commissioners to the builder Walter H Quennell, the younger brother of the much better-known Arts and Crafts architect Charles Henry Bourne Quennell, between 1914 and 1930 for the development of what would become known as the Bishopswood Estate. The leases stipulated plot sizes, the number of houses to be built in each road and the minimum cost of each house, ensuring a consistently high-quality development, with designs approved by the Ecclesiastical Commissioners. Walter sub-let individual plots to purchasers, who would then have their houses architect designed to their own specification, including a number by CHB Quennell. These include nos. 31 and 33 (1925) and nos.16-24 (1923-24) which are identified by Pevsner as his work, describing them as “...in a free English domestic style, paler versions of his work around Redington Gardens, Hampstead” (The Buildings of England London 4: North – Bridget Cherry and Nikolaus Pevsner).

4.7 Sheldon Avenue was laid out as far as Denewood Road by 1920 but an aerial photograph of that year shows the plot of no.41 and its neighbours to the north as still empty.



Figure 5: An aerial photograph of the site taken in 1920.



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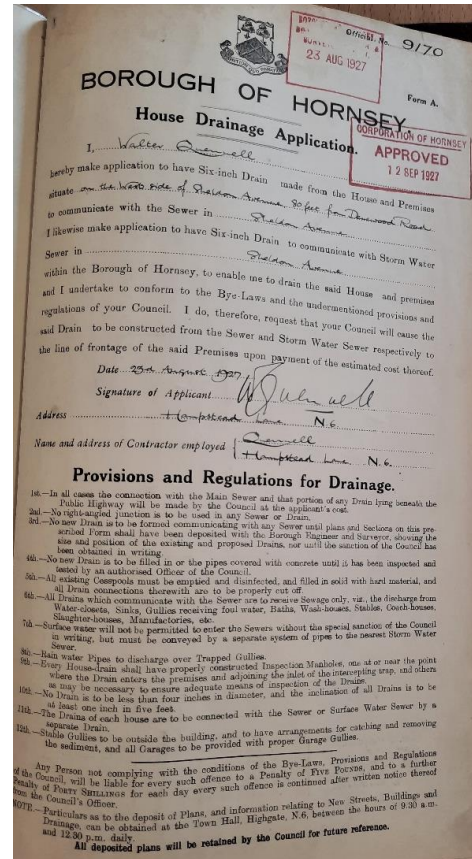


Figure 6: The 1912-14 Ordnance Survey map.

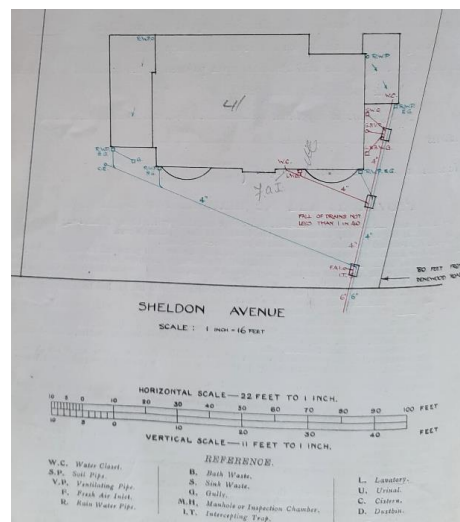
4.8 The Borough of Hornsey's Council Minutes of 27 June 1927 note the request of residents on Sheldon Avenue for the Borough to 'make up' the road¹ and this work was approved on 24 October 1927². In the meantime, Walter Quennell had submitted drainage plans to the Borough of Hornsey for the development of the site at no.41 Sheldon Avenue on 23 August 1927 and these were approved on 12 September 1927³. The plans show the original footprint of the house, with the small single storey element to the north and a setback bay at the southern end of the plan.

4.9 The Hornsey Street Directory 1929 shows a 'Bernard Ray' as the occupier of the house⁴. The Electoral Register for Highgate Ward dated 1 May 1929 notes the occupant at 'James Burnett Rae' – presumably the same person, with the Electoral Register most likely to be correct. Thus, no.41 Sheldon Avenue was likely constructed sometime during 1928 and was certainly occupied by May 1929.

4.10 The house can be seen on the Ordnance Survey map of 1935. The rear façade



is shown as flat backed however it may be that the map is not of a sufficiently large scale to



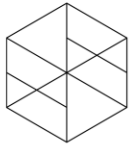
depict the slight step in the rear elevation.

¹ Borough of Hornsey Council Minutes 27 Jun 1927 p562

² Borough of Hornsey Council Minutes 24 Oct 1927 p871

³ Borough of Hornsey House Draining Plans Record 23 Aug 1927 Application 9170, Form A/Form A Version and Borough of Hornsey Plans Committee Minute Book 5 12 Sept 1927 p154

⁴ Hornsey Street Directory 1929



Figures 7 & 8: Borough of Hornsey Drainage Plans (1927).

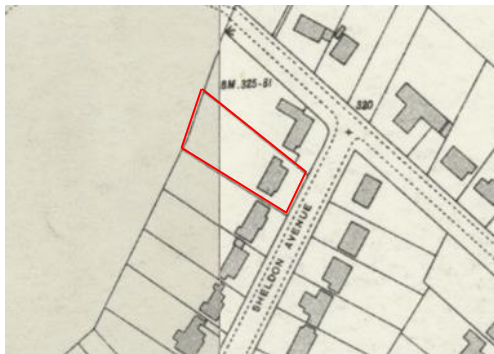


Figure 9: The 1935 Ordnance Survey map.

4.11 Planning permission (OLD/1962/0807) was granted on 11 July 1962 for the demolition of the existing house and its replacement with a new three bedroom house. Documentation in relation to this permission refer to its “unorthodox design” with rendered panels between the windows and beams, topped with a “flat pitch roof” covered with bituminous felt. This permission was not implemented.

5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

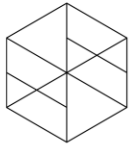
5.2 A heritage asset is defined as “*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*” In this case the heritage asset is the Highgate Conservation Area.

5.3 Historic England’s document ‘*Conservation Principles – Policies and Guidance for the sustainable management of the historic environment*’ (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so*
- how those values relate to its fabric*
- their relative importance*
- whether associated objects contribute to them*
- the contribution made by the setting and context of the place*
- how the place compares with others sharing similar values.”*

5.4 In assessing the significance of no.41 Sheldon Avenue its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings must be examined. In making this assessment, consideration has been given to the intrinsic



architectural merit of the building, its completeness, the extent of any alterations and their impact, the contribution of the building to the character of the area and the degree to which the building illustrates aspects of local or national history.

5.5 The existing building dates from 1928 and was developed by Walter Quennell. It was constructed on land which originally formed part of the Bishop of London's estate. The building is setback from Sheldon Avenue behind a generous front garden with a paved car parking area, interspersed with areas of topiary and soft landscaping.

5.6 The house is large and detached, with two main storeys. A third floor of accommodation is contained within the roof space, lit by dormers to the front and rear slopes. The house is constructed of red/brown brick laid to Flemish bond and is broadly neo-Georgian in style. Its front façade is symmetrical, with a centrally located main entrance door and projecting timber canopy supported on timber brackets. Above this is an arched window with subdivided glazing. The fenestration is balanced to either side of the entrance bay, with flat roofed five-sided bays at ground floor level and small casement windows directly adjacent to the door. At 1st floor level there are tripartite casements above the ground floor bays, with timber shutters, and a second set of smaller windows aligned with those at ground floor level.

5.7 The windows throughout consist of painted timber casements, subdivided into smaller panes.

5.8 To the south a single storey garage has been added to the building, constructed in yellow brick, with a pair of modern up-and-over garage doors set beneath concrete lintels. This is of no architectural interest or value. To the north and set back from the front façade is an original single storey element to the house, also constructed in red/brown brickwork.

5.9 The roofscape consist of a hipped

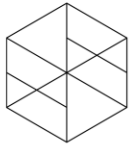
structure, clad in red/brown clay tiles. This has a large chimneystack rising from the southern flank wall. The front façade has three evenly spaced dormer windows, with flat roofs and casement windows.

5.10 The rear façade of the building is also constructed of brickwork however this has been painted, obscuring its original colour and texture. The façade has an asymmetrical design, with a shallow step in its building line. The larger section to the south is five equal window bays wide, with casements at 1st floor level and two dormers to the roof slope above. At ground floor level is a large timber and glazed conservatory, added to the property in 2006. The northern bay has a tripartite casement at 1st floor level, set above a painted timber, subdivided French door to the ground floor. In a similar manner to the front, the roof is hipped and clad in red/brown clay tiles. The single storey structure to the northern flank projects back beyond the main building line of the house, with a casement window looking into the garden.

5.11 The northern flank of the building is plain and functional, with servicing, downpipes and limited window openings. The southern flank is also plain but has the tall chimneystack expressed, adding some visual interest.

5.12 Overall the building is of modest architectural and aesthetic value. The front façade has a very simple design with almost no ornamentation or architectural embellishment, relying upon its symmetrical design and the balanced layout of fenestration for any aesthetic character. This, and the contrast between the red/brown brickwork and the white painted window frames are perhaps its most notable characteristics. Overall, the front elevation has a pleasing sense of scale and proportion, and a solid neo-Georgian character, but lacks any innovative or unusual features to its composition or styling which would elevate its architectural interest or value.

5.13 The character of the rear façade has been undermined by the very large modern



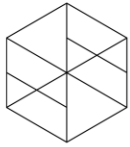
conservatory which dominates the original composition. The painting of the brickwork also detracts from the original character of the building.



Figure 10: The front façade of the house.



Figure 11: The rear façade of the house.



Values and significance

5.14 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value.

In this case the building provides us with little in the way of unique evidence about past human experience. The building dates from the 1928 and what evidential evidence it provides largely relates to its minor role in the suburban development of the area from the 1914 onwards.

Historical value

Paragraph 39 of the Conservation Principles document outlines that *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*

The site was developed on land which once formed part of the Bishop of London's estate, with building leases granted by the Ecclesiastical Commissioners from the early years of the 20th century onwards. Consequently, the site has some minor historic interest as a result of this process of suburbanisation. However, this relationship is only really appreciable through map analysis and historic research and there is no direct evidence of this historic relationship on the site.

The house was built by Walter Quennell who was responsible for a large number of houses along Sheldon Avenue. There is no evidence that his better-known architect brother, CHB Quennell was involved in the architectural design or execution of the building.

Aesthetic value

Aesthetic value is defined as *"....the ways in which people draw sensory and intellectual stimulation from a place."*

As described in the paragraphs above, the building dates from 1928 and was developed by Walter Quennell. In terms of its form, massing and the grain of the site it reflects the characteristics of other surrounding properties along Sheldon Avenue.

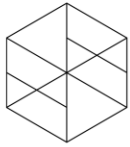
The building is of modest architectural value, although this is limited to its front façade. The building makes a minor positive contribution to the streetscene, but this derives less from its individual quality and more its contribution to the cumulative aesthetic impact of the houses along the road. Its red/brown brickwork and clay roofing tiles, contrasted with white painted timber casement windows are characteristic of the area and link the building stylistically and aesthetically with neighbouring properties along Sheldon Avenue. This contributes to the architectural coherence of the road.

The front façade is neo-Georgian in character with little embellishment or ornamentation. Its character derives from its attractive proportions, symmetrical design and the contrast between the red brickwork and white painted timber windows.

The flank elevations are plain, and the rear façade has had its traditional brickwork finish painted, with is incongruous within the area where the red/brown brickwork is a notable architectural feature. The large modern conservatory also detracts from the scale and character of the rear façade.

Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as *".....places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*



The building has some very minor communal value in so far as it has been part of the local scene since 1928 and has thus featured in a very minor sense in the day to day lives of those who live, work and pass through the area. However, given the quiet residential character of the area and its history of private residential use, the site will have only formed a very peripheral element in the communal consciousness of the area. What little communal value there is, is local in its focus and the building does not have any regional or national symbolism or value.

5.15 Historic England document 'Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1' (2016) sets out ways to manage change in conservation areas and includes a useful checklist to assist with identifying whether a building makes a positive contribution to the historic and architectural character of a conservation area. These criteria are listed below with accompanying responses.

Is the building the work of a particular architect or designer of regional or local note?

Response: The building was designed by Walter Quennell who is of some local note as a builder/developer and the younger brother of the much better-known architect CHB Quennell. There is no evidence that no.41 Sheldon Avenue was designed by CHB Quennell.

Does it have landmark quality?

Response: The building forms part of a large group of houses from the 2nd and 3rd decades of the 20th century and does not have any landmark quality, having the same relationship with Sheldon Avenue and visibility within the streetscene as the other surrounding properties.

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Response: The building reflects the neo-Georgian character of many of the buildings along Sheldon Avenue and is of a similar form and scale to other original buildings along the road.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Response: No, there are no other designated heritage assets close to or within the setting of no.41 Sheldon Avenue.

Does it contribute positively to the setting of adjacent designated heritage assets?

Response: No, there are no other designated heritage assets close to or within the setting of no.41 Sheldon Avenue.

Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?

Response: No.

Is it associated with a designed landscape eg a significant wall, terracing or a garden building?

Response: No

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Response: All buildings by their very existence form part of, and illustrate, the development of the settlement. Given the number houses along Sheldon Avenue which are of a similar age and character, the existing building contributes to the group character of the road and the wider Bishop's estate.

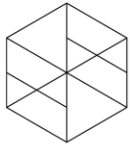
Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Response: No

Does it have historic associations with local people or past events?

Response: There are no known historic associations with local people or past events of note, besides for Walter Quennell.

Does it reflect the traditional functional character or former uses in the area?



Response: The building was originally constructed as a house and remains in that use. The area was developed as a good quality residential suburb and to that extent, the existing building reflects this traditional character.

Does its use contribute to the character or appearance of the area?

Response: The building is in residential use which is in keeping with this part of the conservation area in general but individually it makes no specific contribution. The proposed redeveloped building will also be in residential use.

Summary

5.16 The existing building dates from 1928 and has some historic interest as part of the development of the Bishopswood Estate during the first decades of the 20th century and as part of the wider suburbanisation of this part of Highgate. The building is of modest architectural value and was designed by the builder/developer Walter Quennell. It has a broadly neo-Georgian style and lacks any architecturally innovative features. It aligns broadly with the form, scale, massing, materiality and detailed design of many of the houses along Sheldon Avenue. Whilst its individual contribution is relatively low, its architectural style and materiality do form part of the coherent architectural character of this part of the conservation area. The house is of very limited evidential or communal value.

6 Assessment of the proposals

6.1 The proposals are for the demolition of the existing building and the construction of a new detached house on the site. New hard and soft landscaping will be introduced to the forecourt and the rear garden, alongside a swimming pool.

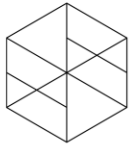
Demolition

6.2 Following a detailed analysis of its history and significance, the existing building is considered to make a minor positive contribution to the character and appearance of the Highgate Conservation Area.

6.3 The front façade faces Sheldon Avenue and forms part of the established streetscene. However, this is only of very modest architectural value, deriving from its overall scale and proportions, simple neo-Georgian style and the contrast between its red brickwork and white painted timber windows. Rather than any particular individual quality, its contribution is to the cumulative architectural coherence of the streetscape along Sheldon Avenue.

6.4 The building's flank facades are plain and of no architectural distinction, with the northern flank concealed in views from the street due to dense hedging on the boundary of the site with the neighbouring property at no.43 Sheldon Avenue. The rear facade of the house is not visible from the public realm and thick vegetation on the side and rear boundaries limit an appreciation of it from neighbouring houses or the Highgate Golf Club to the northwest. Furthermore, the brickwork finish to the rear elevation has been painted, which significantly undermines its contribution to the surrounding area, where red/brown exposed brickwork is a key characteristic. The substantial conservatory added to the building in 2006 also undermines the form and character of the rear façade.

6.5 Section 72 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 that area."

Longstanding case law under South Lakeland District Council v Secretary of State for the Environment and another [1992] 1 ALL ER 573 established that a conservation area would be preserved if its character or appearance was not harmed. Thus, the s.72 test can be met by development which preserves (ie: changes without harming) the character and appearance of a conservation area, with no statutory requirement for enhancement.

6.6 The conclusions of Dorothy Bohm v SSCLF [2017] EWHC 3217 (Admin) are also relevant to the consideration of these proposals in terms of the interpretation of the s.72 statutory duty. The judgement found at paragraph 33 that *"...when considering the impact of the proposal on the CA under s.72 it is the impact of the entire proposal which is in issue. In other words the decision maker must consider not merely the removal of the building which made a positive contribution, but also the impact on the CA of the building which replaced it. She must then make a judgement on the overall impact on the CA of the entire proposal before her."* The judgement continued at paragraph 36 that *"Section 72 requires the overall effect on the CA of the proposal to be considered. There is no requirement for a two stage process by which the demolition part of an application has to be considered separately from the proposed new development."*

6.7 Therefore it is the overall resulting impact of the proposals on the character and appearance of the conservation area which must be considered. It will be demonstrated below that taken as a whole, the proposals for the site at no.41 Sheldon Avenue will preserve the character and appearance of the Highgate Conservation Area. The minor positive contribution of the existing building will be outweighed by the introduction of a new, sympathetically designed, sustainable and high-quality family home, of an improved overall design in relation to the current house. Thus, the s.72 statutory duty will be complied with.

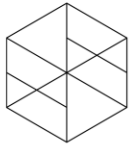
Redevelopment proposals

6.8 Pre application discussions with the London Borough of Haringey were undertaken in 2023 regarding proposals for the redevelopment of the house behind a retained façade. The Council's response letter notes at paragraph 2 that *".....if the building was not to be retained, then consideration should be given to designing a new building as opposed to retention of only the façade."* This implies that the Council's view is that a full replacement, designed to be sympathetic and contextual, has more integrity and authenticity than façade retention.

6.9 Following the pre application engagement, various options regarding retaining and adapting the property have been explored. The conclusion is that full replacement, rather than a remodelling and extending the existing building, will allow for the most efficient, sustainable and high-quality build.

6.10 Thus, the proposals are now for the demolition of the current building and its replacement with a new, detached single family house. In relation to the existing building, the replacement house will be increased in depth at ground and 1st floor levels, with new facades and a new hipped roof, constructed above the enlarged footprint of the house. This will have three dormers to each of the front and rear slopes, with tall chimneystacks incorporated on the new flank elevations. Beneath the footprint of the house will be a basement.

6.11 Whilst the proposed building will be deeper and wider than the existing house it will have a comparable site coverage to the flanking houses at nos.39 and 43 Sheldon Avenue. A very large rear garden will be retained, maintaining the general ratio of built to unbuilt land on the site. The scale, bulk and massing of the resulting house will be similar to other neighbouring properties along this part of the road, as can be seen in the aerial photograph at Figure 12 which demonstrates the substantial scale of the houses at nos.33-39 (odd) and no.43



Sheldon Avenue. Thus, the overall suburban pattern and grain of the area will be preserved.

6.12 The proposed house will reflect many of the characteristics and features of the existing building. To the front the overall ridge height will be maintained, and the façade will remain symmetrical, with a central section and subordinate flanking wings. The front façade will continue to have a centrally placed main entrance, set within a projecting section of brickwork, above which will be an attractive arched window, similar to the current fenestration. Flanking the entrance bay will be double height, five sided canted bays. These replace the existing ground floor bays, which have a rather under-scaled and truncated character, as well as the adjacent rather meanly proportioned casement windows at ground and 1st floor level. The proposed double height bay is characteristic of CHB Quennell's slightly earlier work in other spacious suburban areas in North London and will provide a strong sense of visual interest and articulation to the new façade.

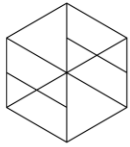
6.13 Architecturally the building will reflect the style and materiality of the current house, as well as the prevailing fusion of neo-Georgian/Queen Anne influences to the houses along Sheldon Avenue. The façade will be faced in red/brown brickwork, with complementary red/brown clay

hipped and set above projecting timber eaves, with three evenly spaced dormers, reflecting the current scale, arrangement and detailing of the roofscape.

6.14 The central portion of the front façade will have flanking, subordinate side wings. At ground floor level there are single storey elements, set back 1.5m from the front façade. Behind this are wings of two storey in height, and of equal depth and width, to maintain the overall symmetry of the front façade. Their ridge lines will be set down from the main roof and the wings will be setback 3m from the main front building line of the house, allowing the central portion of the composition to be the dominant architectural element. New chimneystacks will be incorporated to the flank walls of the house, rising high above the ridge to add traditional rhythm and punctuation to the roofscape. Following the recent pre application advice, the setback of the proposed side wings has been increased from 1m to 3m, and the tall chimneystacks have been positioned in front of the flanking wings, to emphasise their visual subordination within the architectural composition of the front façade.

Figure 12: An aerial view of nos.33-43 Sheldon Avenue.





6.15 Whilst the overall width of the front façade of the house will increase, the design has been carefully conceived so that the side wings do not undermine any valuable gaps in the townscape or detract from public realm views through to rear gardens. To the north of the house the side wing will replace the existing single storey structures and will maintain a 1.5m gap between the new northern flank of the house and the adjacent boundary with no.43 Sheldon Avenue. To the south the existing unattractive and later added garage, which extends to the boundary with no.39 Sheldon Avenue, will be replaced. The southern side wing will also allow for a generous gap to be maintained between the proposed house and no.39 Sheldon Avenue.

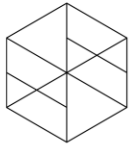
6.16 Overall the proposals will replicate and maintain the contribution which the current building makes to the streetscene along Sheldon Avenue and to the character and appearance of the Highgate Conservation Area. The façade will have a similar sense of balance, rhythm and symmetry, although the double height bays and slightly increased width of the central projecting element are considered to be an improvement in relation to the proportions and articulation of the current building. The proposed side wings will be fully subordinate in terms of their height, scale and position and will retain the overall symmetrical composition of the building. The replication of the neo-Georgian style of the current building, with the added visual interest of the double height bays, will ensure that the site maintains its own individual character, whilst contributing to the overall architectural coherence of the streetscene along Sheldon Avenue. Matching red/brown brickwork and clay tiles will be used to respond to the surrounding context and ensure that the new building sits comfortably within the streetscene. The high visual contrast between the dark toned brickwork and the white painted subdivided casement windows of the existing building will also be replicated in the new house. Traditional chimneystacks will be added to the roofscape, which will add character and visual interest to its profile. These have been carefully designed, with oversailing brickwork courses and a reduction in

their footprint halfway up, in order to create an authentic appearance.

6.17 Overall the front façade is considered to incorporate design improvements when compared with the existing building. The garage wing to the south will be replaced with a new single storey element of a more appropriate and complementary design. A brick on edge detail will be introduced to the new single storey side wings and this will continue across the main front façade as a window head and banding detail, adding a sense of quality to the design. The central projecting entrance bay will incorporate additional steps forward from the main façade, adding further articulation and emphasis. Above the main entrance the depth of the arched window will also be slightly modified in relation to the current design, creating a more balanced and proportionate effect which is in keeping with the architectural hierarchy of the fenestration.

6.18 The new house will maintain the same relationship with the road as the current house, set back behind a deep front garden, and adhering to the same front building line. The front boundary of the site will be altered, with a new centrally placed pedestrian entrance and gates added to the vehicular entrances at the northern and southern ends of the frontage. The front boundary wall will be slightly increased in height, with railings added and planting incorporated behind the wall. This arrangement is consistent with other properties along Sheldon Avenue. The front garden and forecourt will be re-landscaped, with new paving and increased soft landscaping which will enhance the setting of the new building and contribute to the verdant character of the streetscene.

6.19 Views of mature trees in the rear garden of the property will still be possible through the gap between the house and no.39 and will remain appreciable as part of a wider group of mature vegetation, including trees in the front garden. To the north there is a dense hedge and a mature tree on the boundary between the house and no.43, as well as a mature street tree slightly to the north, which are the most



prominent features in views from the street towards the gap between buildings. Furthermore, whilst there are glimpse views through to rear gardens between the properties along Sheldon Avenue, these are not a defining characteristic of the area, and indeed the houses are relatively closely spaced, given their substantial size and scale.

6.20 The proposed rear façade of the house will be symmetrical in character, with an additional single storey projecting element to the north. The proposals will continue the aesthetic of the front façade, with traditional red/brown brickwork and red/brown clay tiles to the roof. The fenestration will be similar in character, with a combination of painted timber subdivided casement windows and French doors to the 1st floor roof terrace. The rear roof slope will have three evenly spaced dormers in a similar manner to the front slope. At ground floor level the central section of the composition and the projecting element to the north will have larger arched door openings, creating the character of an Orangery, which is considered appropriate given the neo-Georgian character of the building. The scale, bulk, massing and form of the rear parts of the building will sit comfortably with the neighbouring properties, where no.43 has a projecting northern wing and no.39 has a symmetrical arrangement of shallow projecting wings to the main rear façade of the house with an inset ground floor element. Following pre application discussions, the pavilion element of the building has also reduced in height and moved further away from the boundary with no.43.

6.21 A new basement will be created beneath the footprint of the house. This will be minimally expressed. A small lightwell will be created in the northeast corner of the plan. This will be small and tucked close to the house, with a flat grille to cover it. Given the generous setback of the house from the road, the grille and lightwell will not be readily visible behind new soft landscaping. Two lightwells will be created to the rear of the building, bounded by railings and

planting. These will be modest in scale and positioned directly adjacent to the house.

6.22 Within the rear garden a swimming pool will be constructed, adjacent to the boundary with no.43 Sheldon Avenue. This will be a low-level feature within the garden, well concealed by the landscaping around the site boundaries.

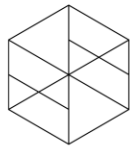
6.23 The rear garden will be re-landscaped, with a retained lawned area and augmented soft landscaping around the perimeter. This will enhance the setting to the rear of the house and will contribute to the verdant, suburban character of the area.

Precedent along Sheldon Avenue

6.24 The principle of demolition and redevelopment is considered acceptable in this instance and has been permitted extensively by the Council elsewhere on Sheldon Avenue. The Design & Access Statement by Marek Wojciechowski Architects depicts the pre-existing and replacement buildings on various such sites along Sheldon Avenue. A number of these schemes are particularly relevant to the proposals for the application site and are discussed in more detail below.

6.25 The Council's 2023 pre application response notes at paragraph 3 that *"Notwithstanding the element of contribution noted by the Conservation Officer, given the specific context of this site in question and the character and appearance of the conservation area as a whole, its loss in itself, would not be unduly harmful to the conservation area. Equally it is noted that of the 22 houses on the road, 15 have been demolished and replaced or significantly altered and the remainder have been substantially enlarged."* Thus, proposals to demolish and sensitively redevelop the site would be entirely in keeping with the pattern of development along the road and the extensive permissions granted by the Council.

6.26 Where the Council have approved the demolition of houses along Sheldon Avenue,



some of the replacement buildings are overtly contemporary in character or contrast with the prevailing aesthetic along Sheldon Avenue. In other cases, the replacement buildings are traditional in their overall character but lack authenticity in their execution, detailing and materiality.

6.27 No.23a Sheldon Avenue was granted permission in July 2015 (HGY/2015/1346) to replace the previous building with a new house. This has painted render facades, stone dressings and a grey slate roof, none of which are characteristic of the original buildings along Sheldon Avenue. Adjacent to this is no.23, which was granted permission in July 2007 (HGY/2007/0999) for a replacement house. This building has a low slung, contemporary design, with large modern fenestration. Whilst it does utilise red brickwork for its facades, which is contextual, the roof has a modern aesthetic, with low hipped slopes clad in profiled metal sheeting.

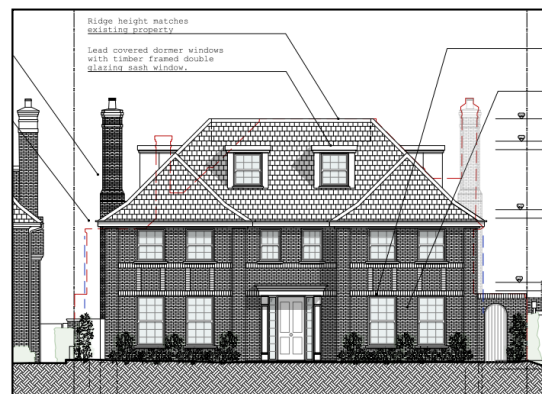


Figure 13: The replacement houses at nos. 23 (right) and 23a (left) Sheldon Avenue.

6.28 No.25 Sheldon Avenue has parallels with the proposals for no.41, where demolition and replacement were granted permission in June 2023 (HYG/2023/0079) and November 2023 (HGY/2023/2097). It is worth noting that the full demolition of the house rather than the previously permitted façade retention was approved under a Non-Material Amendment application. The delegated report for the approval confirmed that the *“The proposed façade amendments are minor and maintain the existing and approved character of the dwellinghouse. The proposed changes do not result in a material impact upon the streetscene or neighbouring properties. The development*

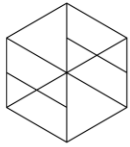
therefore remains compatible with development in the surrounding area.” Thus, the Council confirm here that the difference between full demolition and the retention of the façade is “minor” and that development which maintains the overall contribution of a site to the character and appearance of the streetscene and the conservation area should be considered favourably.

6.29 Permission was granted in October 2023 (HGY/2023/0630) for the demolition and replacement of no.26 Sheldon Avenue. Here the proposed building takes its inspiration from the existing house, replicating key architectural elements such as the pair of hipped projections to the front façade and its high degree of symmetry, whilst also enlarging its envelope and increasing its width.



Figures 14 & 15: The existing house at no.26 Sheldon Avenue (top) and the approved replacement building (bottom).

6.30 In some cases, such as at no.55 Sheldon Avenue, a good quality original building



has been replaced with one which is traditional in its overall approach, but which lacks authenticity in terms of materiality and detailing (HGY/2016/0801 – May 2016). Here, the windows are one over one sashes, and lack the fine grain and visual interest of the subdivided casement and sash windows which characterise



the majority of the houses along Sheldon Avenue.



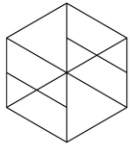
Figures 16 & 17: The pre-existing house at no.55 Sheldon Avenue (top) and the replacement building (bottom).

6.31 Planning permission was granted in May 2017 (HGY/2017/0174) for the demolition and replacement of the existing house at no.28 Sheldon Avenue. This had numerous similarities with no.41, in terms of the centrally positioned main entrance with a feature window above it, single storey canted bays and smaller scaled windows set either side of the front door. An earlier scheme for the site was dismissed at appeal in 2015 (APP/Y5420/W/15/3004367) and the conclusions of the Inspector are paraphrased in the Council's 2017 delegated report

at paragraph 6.2.6, noting that *"In the 2015 appeal, the Inspector took the view that the existing house to be demolished lacked particular architectural merit but recognised that it was of its time and provides a pointer to the original character of the area. He later went on to acknowledge that proposals for replacement dwellings could not be resisted on principle, but said if the character or appearance of the conservation area is to be preserved or enhanced, then such proposals need to acknowledge the nature and scale of the original dwellings that formed it. In view of such comments the principle of demolition is open to consideration here subject to the nature, scale and design of the replacement dwelling being acceptable."* The 2017 delegated report went on to note that the proposed scheme, although it was different in composition and articulation to the pre-existing building *"...would have the same impact on the conservation area as the existing building"* (para 6.2.9). It is suggested that the current proposals for no.41 Sheldon Avenue would have a similar effect and the same conclusions regarding the acceptability of the scheme should be reached.



Figures 18 & 19: The pre existing house at no.28 Sheldon Avenue (top) and the replacement building (bottom).



Assessment of the proposals against the relevant heritage policy framework

The Planning (Listed Buildings and Conservation Areas) Act 1990

6.32 The proposals are considered to comply with the requirements of the s.72 duty and overall, will preserve the character and appearance of the Highgate Conservation Area. The proposed replacement house has been sympathetically designed to be responsive to its local context and to preserve the architectural coherence of the streetscene along Sheldon Avenue.

6.33 Whilst the new house will be larger in terms of its scale and massing, it will be comparable to the size of surrounding houses along this stretch of Sheldon Avenue. It will maintain the characteristic suburban grain of the area and the balance of solid to void on the site. The overall form, profile and symmetrical frontage of the existing house will be reflected in the replacement building, alongside its material palette and key architectural features such as subdivided painted timber windows, tall chimneystacks and canted front bays. The central element of the front façade will remain the dominant feature, with the flanking wings well setback. These will sit behind new, authentic chimneystacks and will thus appear fully subordinate. Appropriate gaps will be retained between the new house and flanking buildings at nos.39 and 43 Sheldon Avenue. The proposed replacement house will replicate the position of the existing house in relation to the road, with an improved front boundary and new hard and soft landscaping to the front forecourt/garden area.

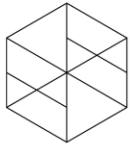
6.34 It is considered that any minor positive contribution made by the existing building will be outweighed by its replacement with a new, sustainable and high-quality home, of a sympathetic, contextual and locally distinctive design which improves upon the articulation and detailing of the current building. Enhancements will be secured to its front and rear garden settings.

The National Planning Policy Framework 2023

6.35 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance (paras 200, 201 and 203). New development should make a positive contribution to local character and distinctiveness (para 203). Great weight should be given to the conservation of designated heritage assets (para 205)

6.36 This Heritage Appraisal has identified the significance of the site and its contribution to the surrounding area, as well as the impact of the proposals. The minor positive contribution which the front façade of the building makes to the conservation area will be replicated in the design of the new house, maintaining its symmetrical architectural composition, sense of scale, balance and hierarchy and its palette of locally distinctive materials. The new side wings will be sympathetically designed and will be fully subordinate to the main frontage section, which will have architectural primacy within the overall composition. The replacement building will be a new, high quality, sustainable and well-designed home which responds positively to the character of the existing building and the wider streetscene in terms of architectural style, materiality and detailing. Consequently, the proposals are considered to comply with the requirements of the NPPF.

6.37 Overall, the proposals are not considered to cause harm to the character and appearance of the Highgate Conservation Area and therefore paragraph 208 is not invoked. However, if any 'less than substantial harm' is ascribed to the proposals then this would be outweighed by the public benefits of securing the optimum viable use of this site in a desirable, high quality residential suburb, alongside sustainability improvements to the performance of the new house and enhancements to its front and rear garden setting.



The London Plan 2021

6.38 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that development should conserve the significance of heritage assets and their surroundings. Enhancement opportunities should be identified early on. In this case the proposed scheme has been sympathetically designed to respond to its immediate and wider context, utilising a palette of high-quality materials and locally distinctive neo-Georgian architectural approach. This will preserve the character and appearance of the Highgate Conservation Area and thus conserve its significance in line with the policy.

The London Borough of Haringey Local Plan 2017

6.39 The proposed redevelopment of the site is considered to comply with policies SP11 and SP12 of the Strategic Policies document 2013 and policies DM1, DM6 and DM9 of the Development Management DPD 2017.

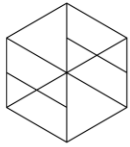
6.40 The modest significance and minor contribution of the building derive mostly from its front façade and the group architectural value of the houses along Sheldon Avenue. By contrast, the flank walls are plain and in the case of the northern elevation, well concealed. The rear façade has been undermined by later additions and alterations and is also not widely visible or appreciable, either from the public realm or private areas to the rear of the buildings.

6.41 The proposed replacement building will demonstrably reflect the height, form, profile and character of the existing front façade and indeed represents an improvement to its overall architectural quality, articulation and balance. The proposals will adhere to the established grain and pattern of development along Sheldon Avenue, sitting comfortably in relation to the scale and massing of the neighbouring substantial houses. Gaps will be maintained between the house and its neighbours, with

glimpse views through to vegetation and mature trees retained. The use of locally distinctive materials, architectural style and features will ensure that the building sits comfortably within its wider context, reinforcing a sense of place, as well as the architectural coherence of the streetscene along Sheldon Avenue. Thus, the character and appearance of the Highgate Conservation Area will be sustained.

London Borough of Haringey Highgate Conservation Area Appraisal & Management Plan (2013)

6.42 The proposals comply with the thrust and detail of the guidance within the Appraisal and Management Plan. The building has not been identified as a Non Designated Heritage Asset and any contribution it makes to the conservation area is minor. The flank walls and the rear façade will be replaced however these are either of minimal interest or have been undermined by later additions and alterations. The proposed replacement frontage will be of high architectural quality and will reflect the best elements of the existing building, maintaining the contribution of the site to the architectural coherence of the streetscene along Sheldon Avenue (para 12.3.3). The particular quality and character of the layout and spacing of the house in relation to its neighbours will be preserved. The additional width to the frontage will be integrated sympathetically and in a subordinate manner, allowing for adequate spacing between the house and the flanking properties. The proposals will not be bulky or visually intrusive in terms of their scale or appearance, with the frontage reflecting the character of the existing building and with the majority of the additional bulk proposed for the site concentrated to the rear, where there will be no impact upon the streetscene (para 12.3.4). There will be no disruption to the pattern of development along this side of Sheldon Avenue where all the houses are detached and slightly different in terms of their position, layout, form and profile. Gaps between buildings here are relatively small, given the size of the houses, and the proposals would



retain glimpse views through to mature trees and vegetation in the rear garden (para 12.3.7).

6.43 With regard to the proposed side extensions, these will be fully subordinate to the main, central section of the house, incorporating a significant setback from the front building line and a lower ridge height. The proposed materials, window detailing, and roof form of the side wings will be of the same character as the main section of the building and will reinforce its symmetry and balance. Appropriate gaps will be maintained between the proposed side wings and the side boundaries of the property (para 12.3.9).

London Borough of Haringey Highgate Neighbourhood Plan (2017)

6.44 The existing building on the site is considered to make a minor positive contribution to the character and appearance of the Highgate Conservation Area. It does not form part of the Council's Local List and is not considered to be a Non Designated Heritage Asset (NDHA) in its own right. This was the approach taken by the Council with regard to proposals for no.31 Sheldon Avenue where an original Quennell building was not specifically identified as a NDHA and the relevant tests within the NPPF were not applied as part of their assessment. As such, Policy DH1 is not considered relevant to these proposals.

6.45 The proposed redevelopment of the site with a new, sympathetic and contextual building is considered to preserve the character and appearance of the Highgate Conservation Area, in line with Policy DH2.

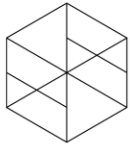
7 Conclusion

7.1 The proposals are for the demolition of the existing building and the redevelopment of the site with a new detached single family house. The front forecourt area will be upgraded with new hard and soft landscaping. At the rear, the garden will also be upgraded and enhanced, with the addition of a swimming pool and detached garden building.

7.2 As established by case law, proposals are required only to preserve the character and appearance of the conservation area in order to satisfy the s.72 statutory duty. Furthermore, the Dorothy Bohm judgement confirmed that decision makers must consider the totality of proposals for demolition or partial demolition within a conservation area and their overall impact upon the character and appearance of a conservation area.

7.3 The principle of demolition and replacement is well established along Sheldon Avenue, with the approved schemes at no.25 and no.28 offering particularly relevant precedent. Within this context, and taking account of the evolving character of the area, the proposals are considered acceptable.

7.4 Whilst the existing house on the site makes a minor positive contribution to the character and appearance of the Highgate Conservation Area, its loss will be outweighed by the quality and sympathetic design of the replacement building and the improvements which will be secured to its sustainability and energy efficiency. The new house will be well designed, appropriate for its context and responsive to the surrounding context. It will be of a comparable width, scale and massing to many other buildings along Sheldon Avenue and the characteristic dense suburban grain and pattern of development will be preserved. Facing Sheldon Avenue, the central section of the façade will reflect the form, profile, symmetry and balance of the existing house, with improvements to its articulation and detailing, alongside complementary and sympathetic flanking side



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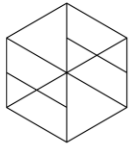
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Heritage Appraisal
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January 2024

extensions. The rear and side elevations of the building will match the architectural style and materials of the front façade, creating a cohesive overall development which preserves the character and appearance of the Highgate Conservation Area.

7.5 The proposals are considered to fully comply with the s.72 duty within the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of the National Planning Policy Framework 2023, the London Plan 2021 and the policies contained within the London Borough of Haringey Local Plan – Strategic Policies and Development Management DPD 2013/2017, the Highgate Conservation Area Appraisal & Management Plan 2013 and the Highgate Neighbourhood Plan 2017.



Appendix A – Relevant historic environment policy

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 72 of the Act requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework (2023)

A2 The revised National Planning Policy Framework 2023 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 200

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 proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 203

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

The London Borough of Haringey Local Plan

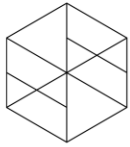
A3 The London Borough of Haringey’s Local Plan consists of the Strategic Policies document, adopted in March 2013 and consolidated with alterations since 2017, as well as the Development Management DPD, adopted in July 2017. The relevant parts of the historic environment policies have been cited below.

Strategic Policies (2013)

SP11: Design

All new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity;



- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;

SP12: Conservation

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

Development Management DPD (2017)

Policy DM1: Delivering High Quality Design Haringey Development Charter

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;

- d Demonstrate how the quality of the development will be secured when it is built; and
- e Are inclusive and incorporate sustainable design and construction principles.

Design Standards Character of development

B Development proposals should relate positively to their locality, having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials.

Policy DM6: Building Heights

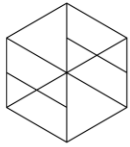
A. For all development proposals, the Council expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.

Policy DM9: Management of the Historic Environment

Haringey's Heritage Assets

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or nondesignated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.



C When considering the impact of proposals on the historic environment, the Council will have regard to:

- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- b Character appraisals and management plans or other guidance, where they are available;
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
- e The desirability of securing a viable use for a heritage asset consistent with its conservation;
- f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
- g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

D Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

London Borough of Haringey Highgate Conservation Area Appraisal & Management Plan (2013)

Para 12.3.3

There shall be a presumption in favour of retaining designated and non-designated assets that make a positive contribution to the

conservation area. Any proposals for such demolition should address the criteria for demolition set out in National Planning Policy Framework. Planning permission for demolition and new development would not be granted unless the loss of the building is justified.

Para 12.3.4

In determining the suitability of new development, the following would be applicable:

- The generous plots in which many houses are sited within the suburban parts particularly around the Bishops sub-area is considered to be one of the attractive characteristics of the conservation area. All aspects of this spacious layout will be protected in these areas. Where replacement houses are considered, these should not be bulky and visually intrusive in their scale and appearance.

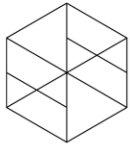
Para 12.3.7

Extensions to the side may have a significant impact on the streetscene and disrupt the rhythm of the repetitive building pattern along the street.....The maintenance of characteristic gaps between buildings is often also important in preserving the streetscene and historic character of the conservation area.

Para 12.3.9

Notwithstanding the above, in general side extensions should be subordinate to the main building and relate to the features of the main building, though not always at the same scale. When proposing a side extension, the layout should aim to achieve symmetry and balance...The following guidance points should also be considered:

- Side extensions should be set back from the building by at least 1m. This distance should be measured from the main elevation, not a front projecting bay or porch.
- The width of side extensions should normally be no more than half the width of the main building's frontage.
- In the case of an extension more than one storey high, a minimum gap of 1.5m should



be maintained (from the first floor level onwards) from the side boundary.

- Materials and detailing should match that existing on the main building. However, to appear visually subordinate, where appropriate these can be smaller in scale, for example, smaller window openings.

London Borough of Haringey Highgate Neighbourhood Plan (2017)

Policy DH1 - Demolition in Highgate's Conservation Areas

Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.

Policy DH2: Development Proposals in Highgate's Conservation Areas

Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.