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Haringey Council

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By email eunice.huang@haringey.gov.uk

Re: Application HGY/2024/0921

Harcourt House 16-17 Haringey Park

Erection of one additional storey at roof level to existing building to provide two self contained apartments, plant and associated works

Please accept the objection from the Crouch End Neighbourhood Forum to the above planning application.

Firstly, we note the well detailed objections of residents and neighbours regarding the quality of the application, inappropriate scale and design of the extension, loss of amenity, daylight, overlooking and further construction disruption of which many have endured after years of construction at Hornsey Town Hall, which may well offer sufficient justification alone to warrant a refusal.

Context of Harcourt House

Harcourt House, 16-17 Haringey Park lies within the Crouch End Conservation Area. Haringey's Crouch End Conservation Area Appraisal provides a summary of the character of this sub area 3. In particular it notes the following regarding Harcourt House:

Nos. 16 and 17 Haringey Park have been substantially altered to form Harcourt House, a utilitarian white painted rendered three storey block of flats with a parapet. Whilst originally of Victorian origin, the architectural interest of this building has been diminished by the replacement of gable ends and pitched roof with a continuous additional floor, the removal of ornamentation and new windows. An

archway through this property provides access to an early 21st century development of live-work units and flats, Nos. 1-28 Primezone Mews to the rear. Harcourt House and Primezone Mews have a neutral effect on this part of the conservation area.

Directly adjacent to Harcourt House is also a series of locally listed 2-3 storeys tall Victorian villas at 13-15 Haringey Park.

Inappropriate Scale of Development and Impact on the Conservation Area & Locally Listed Buildings

- The proposed extension at Harcourt House, increasing its height from 4 to 5 stories, is disproportionate to its immediate surroundings. The heightened structure would overshadow the adjacent 2-3 story locally listed villas at 13-15 Haringey Park and the 2-story residential mews and private houses behind it. This disharmony in scale, massing, and visual impact is inappropriate within this context.
- While the design attempts to set back the extension from the front, the roof addition will remain very visible from the southern side of Haringey Park and neighbouring residential streets like Sandringham Gardens.
- Harcourt House, originally extended from two Victorian villas in the 1920s, retains some traces of its past through its opening sizes and arrangements, stepped roofline, and subtle relationship with the mirrored 18 Haringey Park.
- The proposed development would erase most of these remaining historical features by raising and unifying the parapet line across 16-17 Haringey Park and introducing a blank facade section towards the top of 17 Haringey Park. This would result in a stark, bland, and very wide facade lacking the vertical delineation provided by the previous stepped parapet, negatively impacting the appearance of the Conservation Area and creating an unacceptable setting for the adjacent locally listed buildings.
- Furthermore, the oddly shaped, metal-clad roof extension is incompatible with the host building and streetscape. Its asymmetrical form, smooth metal cladding, and modern metal windows clash with the traditional timber windows of Harcourt House and the surrounding Victorian architecture. The sporadic arrangement of rooflights adds to the disjointed appearance.
- Overall, the proposed development will likely alter Harcourt House's status from a building with a neutral effect on the conservation area to one with a detrimental impact. It fails to preserve or enhance the character of the Crouch End Conservation Area and should therefore be rejected.

Yours sincerely,

Crouch End Neighbourhood Forum