

Boama Daniel

From: Ruth Mitchell1
Sent: 17 May 2024 12:11
To: Boama Daniel
Subject: HGY/2024/0894 - 2 Coppetts Road, Hornsey, London, N10 1NN

Hi Daniel,

2 Coppetts Road lies within the Muswell Hill Conservation Area and is a locally listed building. The Muswell Hill Conservation Area is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality. This part of the conservation Area was a former trackway through Hornsey Common and was developed piecemeal from the early-mid-19th century. They range from modest artisans' cottages to relatively grand villas, built in stock brick, terminating at north and south with red-brick Edwardian houses. Around the junction of Coppett's Road and Page's Lane, Nos. 1-11 Page's Lane, 2 and 4 Coppett's Road, and 1-5 Victoria Cottages, originally known as Tetherdown Place, form a cohesive group of two-storey stock-brick cottages with gauged-brick door and window arches, shallow hipped roofs and multi-pane sashes. These are some of the earliest buildings remaining in this part of the Conservation Area as though they do not appear on the 1864 map they were probably built soon after that date.

Despite some poor quality window replacements these buildings illustrate the survival of building traditions from the early part of the century; Victoria Cottages being the best preserved of the group. The group as a whole remains relatively unaltered, with timber picket fences enclosing some of the front gardens, evokes something of the once-rural aspect of the area although window replacement has detracted from its character.

There is no submitted heritage statement, and the application does not identify the building as locally listed, nor that it is located in the Muswell Hill Conservation Area and does not include a reference to the historic environment record, the minimum set out in paragraph 200 of the NPPF. There is no discussion on the significance of the Conservation Area or the non-designated heritage asset(s) nor the impact of the proposed works contrary to local plan policy DM9(b).

There is an in principle objection to the proposed dormer. The roof for of the cottages remains relatively intact and is an important part of their C19 form. It also retains its natural slate roof. The building is located in a prominent position, jutting out into the road and forms the corner of an irregular junction and its roof, and the proposed dormer would be highly visible. The proposed dormer would be a dominant addition and would greatly diminish the appreciation of the original built form, proportions and diminutive features of the terrace of cottages as a good illustration of a traditional building form which intermittently persisted into the C19.

Aside from the in principle objection to the dormer, the proposed dormer is very large, occupying all of the roof space and would be a domineering and incongruous addition compared to the small scale cottages. It is unclear if the existing ridgeline/tiles would remain. The Juliette balcony is also an incongruous feature, and is out of keeping with the small scale features of the host building, adding to the prominence of the proposed addition

Overall the proposed dormer would be considered to cause a moderate level of harm to the significance of the locally listed cottages (1Page Lane and 2-4 Coppetts Road) and this would need to be considered in line with Policy DM9 and 209. The proposals would also be considered to cause some less than substantial harm to the significance of the Muswell Hill Conservation Area. As this is a designated heritage asset this should be considered in line with paragraphs 205, 206 and 208 of the NPPF as well as policy DM9.

Kind regards,

Ruth Mitchell

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