

Quad Architects

62 NORTH HILL HIGHGATE

Heritage Statement

Project Ref: FL12327

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned by Quad Architects to produce a Heritage Statement (HS) in support of a pre-application engagement for 62 North Hill, London N6 4BT (hereafter referred to as the subject property). The subject property is located within the administrative boundary of the London Borough of Haringey.
- 1.1.2. The scheme is for the redevelopment of a single storey side and rear extension.
- 1.1.3. The subject property is a single dwelling designated at grade II as part of a pair with no. 64 North Hill. The house is also adjacent to a grade II listed Villa at 60 North Hill and is situated in the Haringey Highgate Conservation Area. As such, this report has been produced to provide a significance assessment of the heritage assets that may be impacted by the development proposal. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (2008). The report provides a heritage impact assessment of the contribution of setting to the significance of designated assets within the study area in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2023) (NPPF), the London Plan (2021) and Local Plan policies. This Heritage Statement does not address buried heritage assets (archaeological remains).
- 1.1.4. A site visit was conducted on 18th May to analyse the site and to ascertain whether the proposed works will affect the significance of the subject property, the neighbouring listed buildings and the character and appearance of Haringey Highgate Conservation Area. Consideration has been given to the features which contribute to the special interest of these designated assets and their settings.
- 1.1.5. Pre-application advice was received on 13th December 2022 and 5th September 2023 which has guided the design of this application.
- 1.1.6. For full details of the proposed scheme, reference should be made to the plans and documents produced by Quad Architects which have been submitted with this application.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Statement is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning and listed building consent application. The aim is achieved through six objectives:
- identify the presence of any known or potential heritage asset that may be affected by the scheme;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
 - determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
 - assess the impacts upon the significance of the asset(s) arising from the scheme,
 - assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting; and
 - provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 METHODOLOGY AND SOURCES

- 2.1.1. This HS has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2023) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HS.
- 2.1.2. In addition to the above, the scheme will be assessed in relation to its compliance with the following principal sources:
 - The Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF), 2023
 - Planning Practice Guidance (PPG)
 - Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
 - Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Planning Note 3: The Setting of Heritage Assets
 - The London Plan (2021)
 - Local Planning Policy and Guidance
- 2.1.3. The table below provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.4. Table 1 - Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports. Local History Societies online published material.
The client	Planning data	Drawings of the existing and proposed.

2.2 DEFINITION OF HARM

- 2.2.1. Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 201 of the NPPF states that:
- 2.2.2. 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'
- 2.2.3. Paragraph 202 of the NPPF states that:
- 2.2.4. 'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'
- 2.2.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.2.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.2.7. 'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

- 2.2.8. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 2.2.9. 'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'
- 2.2.10. In line with the above, this HS will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/ site, and, where relevant, heritage assets beyond the subject property/ site.
- 2.2.11. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

3 THE SUBJECT PROPERTY AND SITE

3.1 SITE LOCATION AND CONTEXT

- 3.1.1. No. 62 North Hill Road is a two-storey semi-detached cottage situated towards the lower end of North Hill on the eastern side. The cottage is paired with No. 64 and is adjacent to No. 60. All three properties are statutorily grade II listed and are situated within the Harringay Highgate Conservation Area. North Hill is a tree lined road that descends from the heart of Highgate village in the southeast, to the northwest where the road meets the A1 at Highgate Wood. Highgate village is divided between the London Boroughs of Camden, Haringey, and Islington.



Figure 1. Subject property. Street facing elevation. Image taken: 18th May.



Figure 2. Location of subject property. Image source: Historic England.

SITE DESCRIPTION

- 3.1.2. The subject property forms part of a pair of symmetrical cottages, two-stories below a steeply pitched hipped roof with two central stacks. The cottages are one bay wide, with a lateral door at ground floor level. They are constructed from London stock brick with a Georgian character to their principal elevations. In front of the property is a bricked hardstanding used for off-street parking, A beech hedge subdivides the hardstanding between each dwelling. Both cottages have been extended to the rear (east). No. 62 has a late 20th century single storey side and rear extension (4.2m deep x 3m wide) which extends into the rear garden and to the side (south) where it adjoins the wall of No. 60.
- 3.1.3. To the south of the subject property is No. 60, a two-storey detached villa with a double pile gabled roof. Beyond No. 62 to the northwest is No. 64, the matching northern half of this pair of cottages. The land to the rear of the subject property comprises a narrow back garden with a single storey modern extension (as described above) and small timber shed. The garden is partially paved and laid to grass surrounded by mature shrubs and trees. To the front of the property is North Hill, a busy thoroughfare between Highgate and the A1 trunk road. Opposite, to the west, is Highgate Primary School, a late 19th century building of one storey with steeply pitched gabled roofs.

3.1.4. The architectural character of North Hill varies in terms of age and style, from a scattering of Georgian houses and Victorian terraces to detached houses and blocks of flats constructed in the 20th and 21st century. The built environment is laid out with a series of terraces and semi-detached villas with intermittent glimpses of modern design, creating a mixed urban grain. North Hill is wide with the majority of properties set back behind wide front gardens with mature planting and offroad access. Together this creates a spacious, leafy, and architecturally varied streetscape.

SITE PHOTOS



Figure 3. Principal (west) elevation of 62-64 North Hill



Figure 4. Rear (east) elevation of 62 North Hill

3.2 PLANNING HISTORY

Reference	Address	Proposal	Decision Date	Decision
OLD/1965/0688	62, North Hill, N6	Formation of vehicular access to enable a vehicle to be parked in the front garden.	11/08/1965	Approve with conditions
OLD/1977/0964	62, North Hill, N6	23/2/77 Erection of a single storey rear bathroom extension to replace existing. (Listed Building Consent)	26/05/1977	Approve with conditions
OLD/1973/1335	62, North Hill, N6	Erection of two storey rear extension .	15/08/1973	Approve with conditions

HGY/2016/3225	62, North Hill, London, N6 4RH, London	Listed building consent for replacement of existing sash windows and French doors to rear elevation	21/11/2016	Approve with conditions
HGY/2006/2509	62, North Hill, London, N6, London	Erection of part single / part two storey rear extension.	15/02/2007	Refuse
HGY/2007/0001	62, North Hill, Hornsey, London, N6 4RH, London	Erection of part single / part two storey rear extension (Listed Building Consent).	15/02/2007	Refuse
HGY/2007/0124	62, North Hill, Hornsey, London, N6 4RH, London	Erection of single storey rear extension.	20/03/2007	Approve with conditions

3.3 HISTORICAL BACKGROUND

- 3.3.1. This section provides an overview of the subject site and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW

- 3.3.2. The name Highgate originates from the Saxon word *haeg*, meaning hedge. This 'hedge-gate' is believed to refer to a pathway within a private deer park of ancient woodland (Highgate Woods, although much reduced in size today). During the medieval period, the name also relates to the former tollgate or 'high-gate' between the High Street and North Road at the highest point of the area, which was initially characterised by farmland with portions of woodland.
- 3.3.3. Highgate became an established hamlet at the south-eastern corner of the diocese of the Bishop of London estate from the 7th century and was eventually divided between the parishes of St Pancras and Hornsey. The area was used as parkland for hunting from the mid-13th century until the dissolution, and a small settlement grew up around an open space known as Pond Square which supplied fresh drinking water for the local community until 1864, when the ponds were filled in. The square remains as an open green space today.
- 3.3.4. Highgate Hill was not developed as a main thoroughfare until the reign of Queen Elizabeth I. The northward continuation of the High Street beyond the Gatehouse referenced above was called North Road which was renamed North Hill in the 19th century. This area was developed at the beginning of 1800, when parcels of land began to be divided along North Hill both on the north and south sides, (see *Hornsey Enclosure 1815*, in map progression below).
- 3.3.5. Although Highgate was formally established as a manorial settlement with an estate, the village was also a hub for travellers. The Red Lion, on North Hill, has records dating back to 1664. Analysis of historical mapping indicates that ribbon development began along North Hill in the 18th century when Nos. 62-64 were constructed, possibly as dwellings for agricultural tenants working on the nearby farmland, as was the case in 1901.¹ Ongoing building accelerated with the introduction of Archway Road in 1813. The 19th century saw the continuing development of the village and surrounding areas driven in part by the opening of the Highgate railway in 1867 which gave rise to greater transport links to the inner city.
- 3.3.6. The 1864 OS map shows that Highgate was had become urbanised in the southeast, while the northeast of the parish remained as open fields. The industrial revolution and ongoing slum clearances in the 19th century led to dwellings being required to house the rapidly expanding working class in areas surrounding London, including the area along North Hill which was further developed and urbanised with properties to accommodate those involved in local commerce. Modest two storey Victorian terraces rapidly spread outwards from the village, infilling the areas between larger detached Georgian properties along North Hill. Thus, the context of properties along North Hill were of mixed class, consisting of both working-class and the well-to-do middle class.

¹1901 census records show cattle workers living in this property. *Census Transcript Search*, 1841-1911 [database online]. TheGenealogist.co.uk 2023.

3.3.7. During the 20th and 21st centuries Highgate was developed further with a plethora of architectural styles, particularly running along North Hill. Amongst the terraces and semi-detached houses built during the Georgian and Victorian era, small glimpses of modern design can be seen, such as Highpoint 1 and 2 built in 1938 (see below). The rich architectural history of the area and attractive tree-lined roads prompted the establishment of Highgate Conservation Area in December 1967, which was extended eastwards in 1990 and again in 1994.



Figure 5. Aerial image of North Hill Road in 1936, illustrating the development of the road with various architectural styles. The 'modern' block known as Highpoint by Lubetkin & Tecton is illustrated with North Hill running left-right below.

Image Source: RIBA picture archive.

3.4 MAP PROGRESSION

- 3.4.1. The following section will review the subject property and its evolution over time based on available map-based evidence. The approximate position of the subject site is identified with a red outline or is circled in red on the following maps.

1754, John Rocque's *Middlesex*

The village of Highgate is clearly shown at the junction of Highgate Hill. North Hill, Hampstead Lane and Southwood Lane. Sporadic development can be seen on the west side of North Hill. Woodland and open fields are shown around the village illustrating the rural nature of this area north of London.



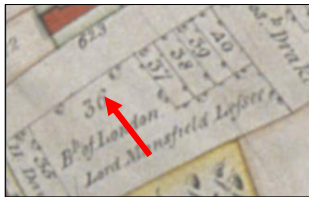
1807, *Map of London*, William Hyett

The land remains rural, with buildings dotted along the roads. Development along North Hill can be seen growing north from Highgate Village. A small cluster of buildings are evident on the northeast side of the hill which are roughly in same location as Nos. 62-64 North Hill.



1815, Hornsey Enclosure

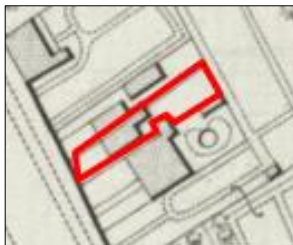
Plots along North Hill are beginning to be subdivided in preparation for construction. The subject property is not illustrated here although previous records indicate that it did exist by this time. The land instead is shown as being leased to Lord Mansfield by the Bishop of London. Lord Mansfield owns the land on the north side of North Hill Road, as well as Kenwood Estate.



1863 OS map

The first OS map clearly illustrates the subject property together with No. 64, to the north and with No. 60 to the south. A rear outrigger can be seen projecting from the back of No.62. The west side of North Hill has been developed for terraced housing and semi-detached houses. The east remains more open, with large houses in spacious plots.

The new railway is evident in the north-east prior to its opening in 1867



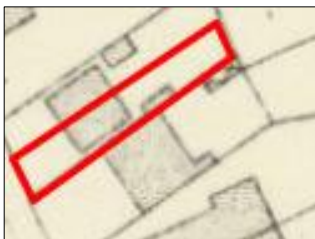
1893 OS Map

Development has continued with new terraced housing to the north and east, together with a new school. Talbot Road has been laid out to the east. The rear outrigger behind no.62 is no longer evident.



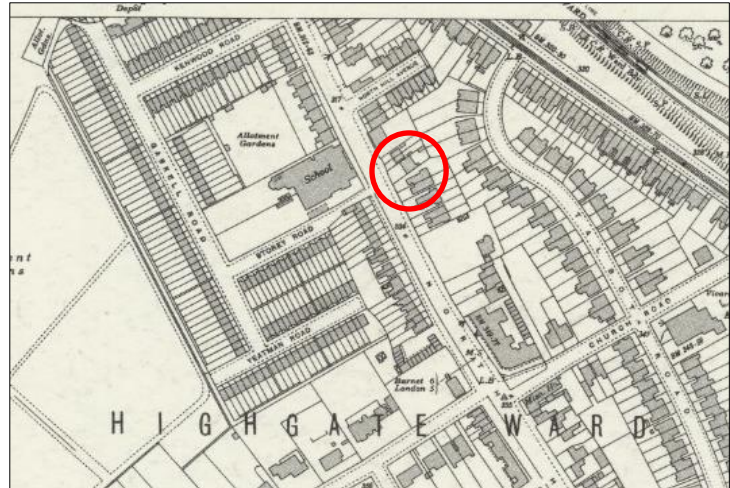
1914 OS Map

The immediate area surrounding the subject property is now completely urbanised with semi-detached houses to the east and south and lines of terraces to the north and west. Nos 60, 62 and 64 have developed outbuildings in their rear gardens.



1936 OS Map

Pre WWII, the urban landscape remains unchanged.



1999 Google Earth Aerial Image

No. 64 and No. 62 have developed rear extensions. No 62 has also been extended to the side (south). These extensions a common feature amongst many neighbouring properties in the area.



2022 Google Earth Image

The rear additions to Nos. 62 and 64 have been further extended. Two rear glazed extensions have been constructed at no. 60. Large extensions can also be seen to the rear of the semi-detached houses on Talbot Road to the east.



4 STATEMENT OF SIGNIFICANCE

4.1 ASSESSING HERITAGE SIGNIFICANCE

- 4.1.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage 'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'
- 4.1.2. A heritage asset is defined in the NPPF (Annex 2) 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 assets include designated heritage assets and assets identified by the local planning authority (i.e through local listing).'
- 4.1.3. The framework (NPPF Annex 2) goes onto define 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.'
- 4.1.4. Following Historic England's Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008), significance can commonly be derived from five areas:
- Evidential Value: this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).
 - Historical Value: this 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.
 - Aesthetic Value: derives from the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal Value: this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
 - Setting: the setting of a heritage asset is defined in the NPPF as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' Setting is not an asset in itself.

4.2 SUMMARY OF HERITAGE ASSETS

- 4.2.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area.
- 4.2.2. 4 heritage assets have been identified as having the potential to be affected by the proposed scheme. They comprise of the Haringey Highgate Conservation Area and 3 statutorily listed buildings: These will be considered below:
- No. 62 and 64 North Hill Road
 - No. 60 North Hill Road

- Haringey Highgate Conservation Area

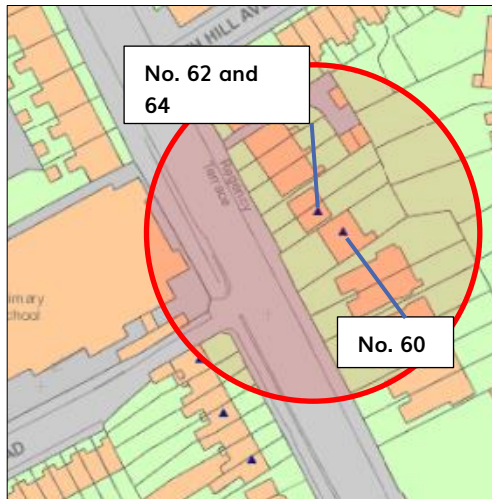


Figure 6. 50m radius of subject property.
Image source: Historic England.

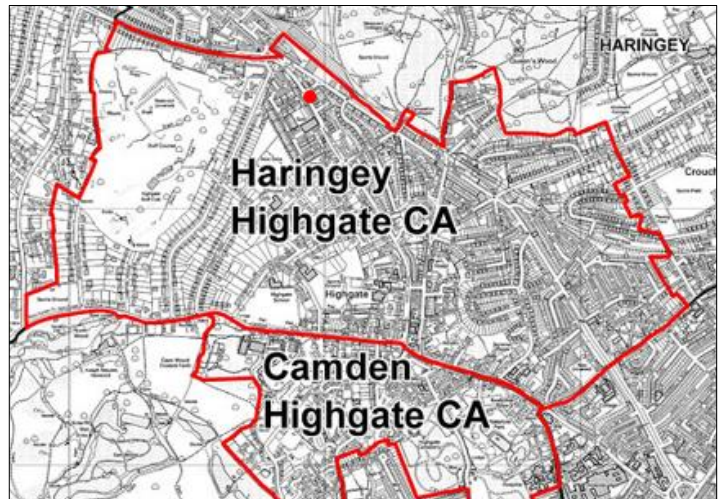


Figure 7. Highgate Conservation Area Map, showing both Camden and Haringey areas. Subject site is indicated with red dot. Image source: Haringey Highgate Conservation Area Appraisal and Management Plan.

4.3 ASSET DESCRIPTION: 62 AND 64 NORTH HILL, HIGHGATE

LISTING ENTRY:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079182

Date first listed: 10-May-1974

Listed building description:

2. Early C18 with alterations, each 2 storeys, 1 window, High pitched, near-pyramidal tiled roof, with central stack. Brown brick front with stone-coped parapet. Gauged flat yellow brick arches to windows, those of No 62 late C19 sashes those of No 64 wood mullioned and transomed casements. Doors of 6 fielded panels, top glazed, with blocked fanlights. No 64 has modern hood over. Included for group value.

Nos 60 to 64 (even) form a group.

Listing NGR: TQ2800488345



Figure 8. Street (west) elevation of asset: May 2023.



Figure 9. Asset location outlined in red with subject property indicated with a red dot.
Image source: Historic England.

SIGNIFICANCE

- 4.3.1. Nos. 62 and 64 North Hill are two modest cottages with simple elevations. Internally the subject property retains the traditional planform of a small Georgian house, with a two-room deep floorplan, with the entrance and staircase offset to the right of the property. A few historic features remain, including a single glazed 8/8 sash window with segmental arch to the rear, original fireplaces and some joinery. However, the subject property has been adapted over the years to accommodate modern standards of living, with the renewal of kitchen and amenities throughout the property and a rear extension to provide bathroom facilities.

EVIDENTIAL VALUE

- 4.3.2. *"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"* (Conservation Principles, Para 38).
- 4.3.3. The subject property forms part of the earliest building phase of land to the north of Highgate village. Analysis of historic maps would indicate that development began along North Road at the beginning of the 18th century, and Nos. 62 & 64 formed part of the earliest phase of this development. Census records from 1901 inform us that the inhabitants of the cottage were working class, attached to the agricultural industry.² The cottages were likely constructed therefore as labourers' cottages, perhaps as part of the Mansfield farm estate which occupied large areas of land to the north of the village. The cottages therefore give an insight into the socioeconomic history of Highgate and are an intrinsic part of its wider historical landscape.
- 4.3.4. The form and size of the property illustrate the types of small vernacular cottages being constructed at the time which contribute to an understanding of rural life in this area at the beginning of the 18th century. The plaque on

² 1901 census records show cattle workers living in this property. *Census Transcript Search, 1841-1911* [database online]. TheGenealogist.co.uk 2023.

the front elevation identifying the cottages as Judd Cottages also contributes to the evidential value, which is considered to be medium.

HISTORICAL VALUE

- 4.3.5. *"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." (Conservation Principles Para 39).*
- 4.3.6. *"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44).*
- 4.3.7. The simple, symmetrical form and façade of the cottages, constructed from local brick illustrates the architectural methods and building materials used in the 1700s for modest cottages. The principal façade (west elevation) of both cottages has two 2/2 sash windows with sash horns and flat brick gauged arches. The front doors of the cottages are offset to the sides. No. 62 has a modern six panelled front door with glazing in the top two panels. A semi-circular arch lies above a blocked fanlight above the front door. Both properties share a high parapet, with a steep hipped tiled roof (likely a later addition) behind, with two central stacks.
- 4.3.8. The cottages have been altered both internally and externally, but no.62 retains its original two up, two down plan form. To the rear, modern extensions, replacement windows and rendering has decreased the significance of this elevation. No 64 has replacement windows and a single storey extension whilst No. 62 also has a single storey side and rear extension that projects to the centre of the rear garden. No. 62 has an 8/8 sash window at first floor level which has historic value and a 4/8 sash window at ground floor level which is a replacement. The pyramidal roof is likely to have been added post construction as the eaves hang below the parapet of the side elevations and overhang the rear elevation.
- 4.3.9. The cottages represent an early example of development to the north of Highgate village, though this has been eroded with the later alterations. There are no other prolific individuals or events associated with the site. On balance, the historical value of the subject property is therefore low to medium.

AESTHETIC VALUE

- 4.3.10. *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).*
- 4.3.11. *"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).*
- 4.3.12. *"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).*
- 4.3.13. The aesthetic value of the subject property is derived from the simple Georgian façade of the cottages and diminutive form of the building. The use of London stock brick, with gauged flat arches above the 2/2 sash windows,

and a semi-circular arch above the front door, is representative throughout London during this period, and are recurring features amongst the built landscape of the Haringey Highgate Conservation Area. The formal design of both No. 62 and 64 to the front elevation is typical of polite architecture of the Georgian Period, and it is the retention of the uniformity between both properties that contributes to the aesthetic significance of the grouped asset.

- 4.3.14. The largely intact external features provide a narrative of the building's original form and appearance, forming a pleasant conscious composition. The pyramidal roof, whilst probably a later addition, adds visual interest along with the prominent central chimneys which contribute to the overall aesthetic significance for the property which is considered to be medium.

COMMUNAL VALUE

- 4.3.15. *"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).*
- 4.3.16. The building has communal value in so far that it has formed part of the local scene for over 250 years and has thus featured in the day to day lives of those who live, work and pass through the area. In addition, the cottages still contribute to the urban landscape of Highgate. However, the property has always been a private dwelling and therefore the communal significance is considered to be low.

SETTING

- 4.3.17. In making this assessment, consideration has been given to the contribution made by setting to an understanding and appreciation of the property's significance. The contribution of setting to the significance of the subject property is principally derived from its immediate context and the relationship it has within the surrounding historic urban grain. The setting is therefore derived from the front and back gardens of the cottages and from the visible length of North Hill. Looking north along North Hill, views of the cottages are possible across the front gardens. Looking south-east down North Hill, the boundary treatments and intervening built form prevents views of the subject property until standing directly opposite the cottages. Views to and from the rear garden are restricted by topography and dense vegetation.
- 4.3.18. The loss of the front gardens to hardstanding, the provision of a timber bin store in the front garden of no.64 and the street furniture of North Hill detract from the setting of the cottages. The busy road is also a negative contributor to the setting of the subject property.



Figure 10. 3D Aerial view of the rear gardens around the subject property (ringed in red)
Imagery©2023 The Geoinformation Group. Google

4.4 ASSET DESCRIPTION: 60 NORTH HILL, HIGHGATE

LISTING ENTRY:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079181

Date first listed: 10-May-1974

Listed building description:

2. Early C19 2 storey, 3 window villa. Stock brick with stone-coped parapet. Fairly low-pitched slated roof with end chimneys. Gauged flat brick arches to replaced sash windows with glazing bars. Central mid C19 4 panel door, top glazed, in wood prostyle porch with leafy capitals to columns.



Figure 11. No.60 North Hill. Street elevation of asset, facing west onto North Hill.



Figure 12. Asset location outlined in red with subject property indicated also. Image source: Historic England.

SIGNIFICANCE SUMMARY

- 4.4.1. This house is an elegant and well conserved example of suburban late Georgian architecture. This property is evident on the earliest Ordnance Survey map of 1863 and is one of the original properties to have been built on the east side of North Hill. The architectural and historical values are derived from the footprint and principal elevation which reflects the prevailing style, materials and detailing of detached villas being constructed for wealthier owners north of the city in the 19th century.³

³ Census Transcript Search, 1841-1911 [database online]. TheGenealogist.co.uk 2023

- 4.4.2. Later additions include the Greek Doric portico, as well a single 2 storey rear extension to provide kitchen and music room at ground floor, and a bedroom on the 1st floor. This rear extension was further extended in 2005.

4.5 ASSET DESCRIPTION: HARINGEY HIGHGATE CONSERVATION AREA

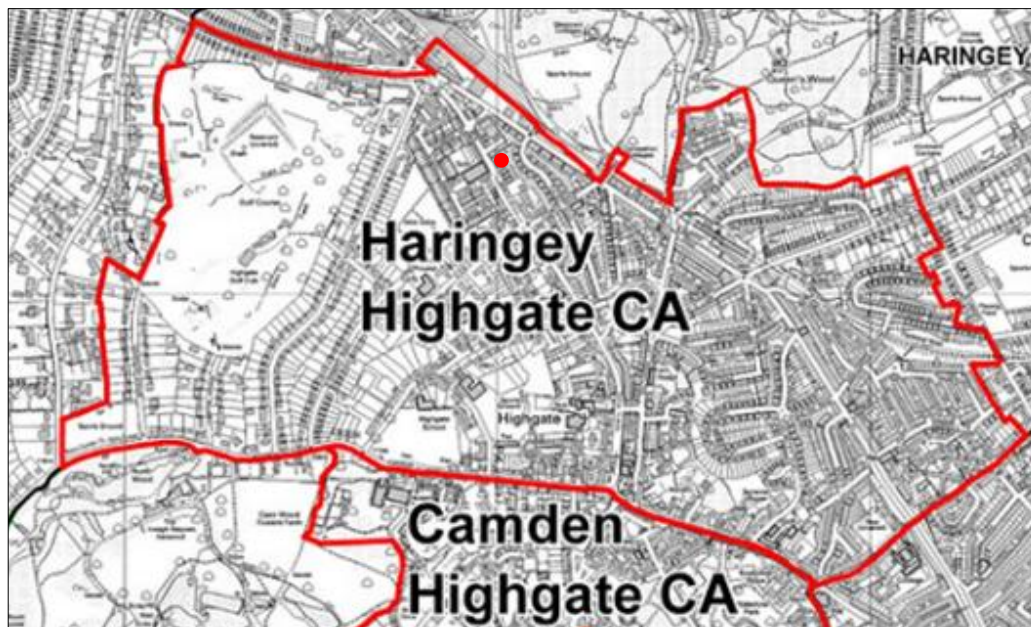


Figure 13. Map of Highgate Conservation Area Map, showing both Camden and Haringey areas. Subject site is indicated with red dot. Image source: Haringey Highgate Conservation Area Appraisal and Management Plan.

DESIGNATION

Highgate Conservation Area was designated in December 1967. extended eastwards in September 1990 and again in November 1994.

The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views.⁴

SIGNIFICANCE SUMMARY

- 4.5.1. The key significance of the Haringey Highgate Conservation Area is derived from the historical properties dating from the Georgian and Victorian eras, the undulating topography which affords long range, interesting views, and the abundance of trees and mature planting which contributes to the verdant nature of Highgate. North Hill features a range of architectural styles, reflecting the organic and piecemeal growth since the 18th century and is principally derived from the Georgian and Victorian buildings that occupy large blocks of the linear residential street layout.

⁴ Haringey Highgate Conservation Area Character Appraisal and Management Plan, 2013.

- 4.5.2. The urban grain is determined by the late 19th century plan of the area, which consists of a grid of streets behind the main North Hill frontage. At the northern end of North Hill, both the north and south sides of the road, contain properties that are set-back with verdant boundaries that characterise the conservation area. However, as the road tapers towards the heart of Highgate, North Hill becomes more varied in its streetscape with 20th and 21st century properties built fronting the street and provide a juxtaposition to the older buildings along the road. North Hill contributes a diverse and architecturally eclectic streetscape to the wider conservation area.



Figure 14. Highcroft, North Hill and 52 North Street illustrating the diverse architectural character of North Hill.

- 4.5.3. The townscape is shaped by a domestic scale of property; earlier buildings tend to be terraced, or are detached with wider plots and frontages set back behind gardens and forecourts. The original semi-detached and detached properties retain much of their original fabric although many buildings have since been converted into flats. At the centre of the conservation area is Highgate village is characterised by terraced houses with historic shop fronts dating from the 17th century. The urban grain here is more tight-knit, reflecting original medieval burgage plots. Larger Georgian houses can be found around Pond Square. Most buildings are constructed from London stock brick, making it the predominant building material in the area. A variety of brick colours are displayed; some buildings, such as the subject property feature yellow stock bricks, while other are made from different tones of red brick.
- 4.5.4. More generally, the urban grain of North Road is softened by a large number of mature trees that are common throughout the area. The topography is undulating and provides long views along many of the roads and streets which extend out from Highgate village.
- 4.5.5. The density of open green spaces coupled with the large front gardens to many properties, means that character and appearance of this section of the Haringey Highgate Conservation area is principally defined by the diverse range of historical architectural styles set in a leafy residential suburb.

5 RELEVANT LEGISLATIVE & POLICY CONTEXT

5.1 INTRODUCTION

- 5.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 5.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 5.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF)
 - The London Plan 2021
 - Local Planning Policy
- 5.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)

5.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 5.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect heritage assets.
- 5.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 5.2.3. Section 16 of The Act states that in considering whether to grant listed building consent for development which affects a listed building, the decision maker should have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 5.2.4. Section 66 of the Act places a duty upon the decision maker in determining applications for planning permission affecting listed buildings to pay special attention to the desirability of preserving or enhancing the character or the listed building.
- 5.2.5. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

5.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.3.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- 5.3.2. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 5.3.3. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- 5.3.4. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.3.5. Paragraph 11 of the framework states that 'plans and decisions should apply a presumption in favour of sustainable development'.
- 5.3.6. Section 16, paragraphs 189 to 208, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 5.3.7. Paragraph 189 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 5.3.8. Paragraph 194 places a duty on local planning authorities to 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.
- 5.3.9. Paragraphs 199 to 208 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 5.3.10. Paragraph 199 of the framework states that, '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.'
- 5.3.11. Paragraph 200 of the framework states that, 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

- 5.3.12. Paragraph 201 of the framework states that, 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.'
- 5.3.13. Paragraph 202 of the framework states that, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'
- 5.3.14. Paragraph 206 of the framework states that, 'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

5.4 THE LONDON PLAN (2021)

POLICY HC1(C)

- 5.4.1. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

5.5 LOCAL DEVELOPMENT STRATEGY FOR HARINGEY

- 5.5.1. The core development strategy for Haringey comprises the following documents:
1. Haringey Local Plan: Development Management DPD (2017)
 2. Local Plan: Strategic Policies 2013 (with alterations 2017)
- 5.5.2. Haringey also has an emerging local plan which aims to replace the above plan. This emerging plan has not yet made it to consultation, which is expected to occur at some point in summer 2023. The emerging local plan is therefore not relevant to this proposal.
- 5.5.3. The following local planning guidance is also considered relevant to the proposed development:
3. Highgate Neighbourhood Plan (2017)

HARINGEY LOCAL PLAN: DEVELOPMENT MANAGEMENT DPD (2017)

Policy DM1: Delivering High Quality Design

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:

b) Make a positive contribution to a place, improving the character and quality of an area;

Design Standards

Character of development

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

g) Distinctive local architectural styles, detailing and materials.

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 non-designated 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.

Listed and Locally Listed Buildings

F In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- a) Do not lead to substantial harm or total loss of their significance;*
- b) Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;*
- c) Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and*
- d) Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.*

G Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings. I: All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Archaeology

H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- a) The significance of an archaeological asset and its setting;*
- b) The impact of the proposal on archaeological assets; and*
- c) The priority given to preserving and managing the archaeological asset and its setting in situ.*

I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

J The Council will approve proposals for enabling development where it is demonstrated that:

- a) It is the only viable means of securing the long-term future of the asset affected;*
- b) And it is the optimum viable use, supported by an appropriate options appraisal; and*
- c) The proposals address relevant policies (A-I) above.*

Policy DM5: Locally Significant Views and Vistas

A Development proposals within the viewing corridors of the Locally Significant Views must demonstrate how the proposal:

- a) Enhances the viewers' ability to recognise and appreciate the landmark being viewed;*

b) Makes a positive contribution to the characteristics and composition of the local view, where possible; and

c) Has had regard to the Council's Tall Buildings and Views Supplementary Planning Document.

B Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level of impact on the views.

C Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.

D Existing identified viewpoints and viewing points should remain publicly accessible.

E Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9).

STRATEGIC POLICIES 2013 (WITH ALTERATIONS 2017)

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;*
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;*
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;*
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;*
- Seek the highest standards of access in all buildings and places;*
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.*

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.

HIGHGATE NEIGHBOURHOOD PLAN (2017)

Core objective 5: Development and Heritage: To preserve and enhance Highgate's unique character.

Sub-objectives: SO5.1 To guide the design and form of both new development and alterations to existing buildings and boundaries to preserve and enhance Highgate's Conservation Areas and ensure Highgate's rich archaeological history is recorded and, where necessary, preserved.

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.

Policy DH3: Rear Extensions

Rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.

Policy DH4: Side Extensions

Side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.

Policy DH5: Roofs and Roofscape

Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas.

Chimneystacks should be retained where they positively contribute to the character of the conservation area. Satellite dishes and other telecommunications equipment should be located discreetly, and not be sited at the front of buildings on the roofline in the conservation areas.

6 IMPACT ASSESSMENT

6.1 INTRODUCTION

- 6.1.1. This section will consider the impact of the proposals on the significance of nos.60, 62 and 64 North Hill as buildings of special architectural and historic interest and the character and appearance of the Haringey Highgate Conservation Area. The proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context.
- 6.1.2. The proposed works seek to redevelop a recent single storey side and rear extension with a contemporary single storey side and rear extension that has been designed in accordance with pre-application advice.
- 6.1.3. It is recommended that the following be read alongside the supporting documentation and drawings provided with this application.
- 6.1.4. We consider the key issues for consideration to be:
- The impact of the proposed development on the significance of nos. 62 and 64 North Hill and their settings
 - The impact of the proposed development on the significance of 60 North Hill and its setting
 - The impact of the proposals on the character and appearance of the Haringey Highgate Conservation Area
- 6.1.5. The proposals will be assessed based on the policies and guidance set out by Historic England in Conservation Principles, Policies and Guidance (2008) and against criteria set by Historic England as published in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.
- 6.1.6. The overall impact of proposals can also be neutral, beneficial or adverse. The magnitude of change will be categorised as:
4. None: no material change.
 5. Negligible: apparent change and change with a negligible effect on the ability to understand and appreciate the significance of heritage assets.
 6. Minor: changes that only make a small difference to the ability to understand and appreciate the significance of heritage assets.
 7. Moderate: a change that makes an appreciable difference to the ability to understand and appreciate the significance of heritage assets.
 8. Substantial: a fundamental change in the ability to understand and appreciate the significance of heritage assets.

6.2 PROPOSALS

- 6.2.1. The proposed scheme will demolish an extant single storey side and rear extension (approved 2007) and replace with a contemporary single storey side and rear extension. The extension has been designed to address comments raised in pre-application advice received on 13/12/22 and 05/09/23. The 2022 advice stated that any new extension should instead *'read as an harmonious, subordinate and contemporary addition to the host building'* which *'retain[s] the existing breadth and proportions of the rear extension while ... extend[ing] slightly further into the*

rear garden with a wider new extension respectfully distanced from the rear elevation of the host building.' This new extension should be 'legibly transparent, lightweight, and contemporary so to still allow to see the original rear elevation in views of the listed building from the rear garden'.

- 6.2.2. The 2023 advice supported the siting the bulk of the extension to the rear of the garden with a lightweight, glazed link connecting the main house and extension but was concerned about the second floor element proposed with the previous application and the loss of the landscaped character of the back garden.
- 6.2.3. The proposed plans that accompany this application have been revised in accordance with the advice of Haringey Council, and now propose only a single storey extension, the bulk of which will be located to the rear of the garden. The extension has three distinct elements which comprise:
- (1) A modest rear and side extension to the house, clad in timber with a sedum roof, to provide a house bathroom, laundry and storage.
 - (2) A lightweight glazed link between the host property and the bedroom suite to the rear of the garden.
 - (3) A contemporary 'garden pavilion' element to house the bedroom suite, clad in timber with a sedum roof.

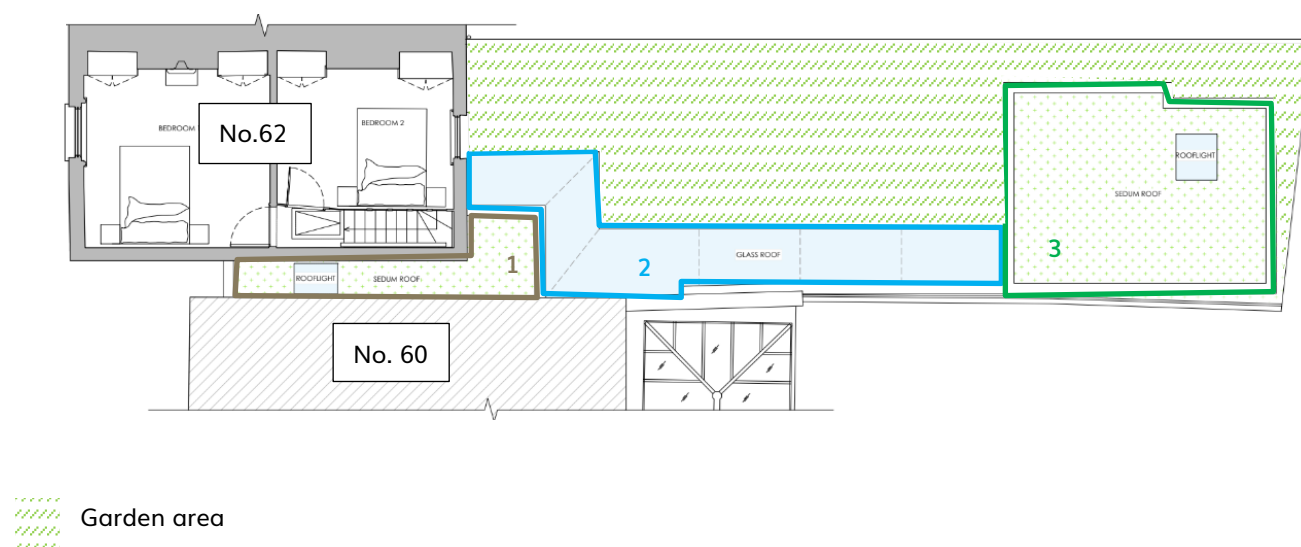


Figure 55. Proposed plan showing the three different elements of the rear extension.

- 6.2.4. The current extension provides a house bathroom and a garden room that is too narrow for conversion to a bedroom. The proposed extension preserves the significant plan form of the house and a larger area of garden whilst providing a much needed ground floor bedroom suite with an ensuite bathroom that will futureproof the house for the owner.

6.3 IMPLICATIONS

IMPACT OF THE PROPOSALS ON 62-64 NORTH HILL

- 6.3.1. The key features that contribute to the significance of this asset have been assessed above in the significance assessment chapter.

- 6.3.2. Analysis of historic maps illustrate that No. 62 North Hill has benefitted from a number of rear extensions over the last 300 years, the first OS map showing a rear outrigger to the property. Later, various outbuildings have been erected and demolished, and more recently, a sizeable side and rear extension was added in the 1970s to provide an internal WC and third bedroom, later extended in 2007. The redevelopment of this extension will therefore form part of the changing historical narrative of the built form to the rear of the house.
- 6.3.3. The proposed extension will locate the bulk of the space away from the rear elevation of the house at the end of the back garden, allowing the rear elevation of the host property to be better appreciated. A narrow glazed, lightweight corridor will provide a contemporary juxtaposition between the new and the old and will be clearly legible as a modern addition to the property. Access to the side extension will be via an internal door which will be formed in the south wall of the kitchen. Whilst this work will entail the removal of historic brickwork, this side wall is of low significance and does not in itself contribute towards the key significances of the building. The bricks will be reused within the extension.



Figure 16: Existing rear elevation



Figure 67: Proposed rear elevation

- 6.3.4. Externally, the extension will clearly be legible as a modern addition whilst being sympathetic to the overall form and historic interest of the cottages. The rear 'garden pavilion' element is modest and simple in form and appearance. The glazed corridor will be lightweight and visually permeable, providing an interesting architectural addition to the property which provides a functional but attractive link way. The side and rear extension attached to the house will be wholly subservient and will read as a modern addition, with cladding and a sedum roof in keeping with the garden pavilion.
- 6.3.5. This entire scheme provides an minimalist and simple solution to the need for additional living space without compromising the integrity of the character and appearance of the cottage. The revised plans also preserve a wider area of garden in line with preapplication advice.
- 6.3.6. The impact to the setting of no.64 North Hill will be neutral. The proposals will replace an extant rear extension which already forms the setting of this property. The retention of a large portion of the rear garden and provision

of a sedum roof on the rear extension will maintain the green aspect looking east from this property. The side extension will be set back from the front building line of nos. 60 and 62, and will not be visible from North Hill, preserving the setting of the property.

- 6.3.7. The design of the extension has placed the main living space to the rear of the garden, providing a visual separation between the historic property and the new build. This design also enables views towards the rear elevation of the house which is currently concealed behind the extant extension. The extant opening between from the kitchen will be retained and will be fitted with a timber, multi paned door that reflects the fenestration patterns on the rear elevation. This doorway will be visible through the glazed link building.
- 6.3.8. The 'garden pavilion' which will house the bedroom suite is modest in size and has been designed to sit quietly at the back of the plot with natural cladding and a sedum roof to reflect the verdant surroundings. The pavilion has been reduced in size in accordance with council advice to allow the northern side of the garden to continue to extend to the full length of the plot.
- 6.3.9. The overall impact of the proposed scheme is considered to be negligible – positive.

IMPACT OF THE PROPOSALS ON 60 NORTH HILL

- 6.3.10. The proposed rear extension will have a neutral impact upon the significance and setting of this heritage asset, as the proposals seek to replace an extant rear and side extension that already adjoins no.60 North Hill. The detached character of the listed building will be preserved as the visible gap between the subject property and no.60 will be maintained. The glazed link building and rear garden pavilion element will be visible from the rear first floor window of the house, although the sedum roof and transparent nature of these elements will soften the views over the back gardens, preserving the setting of this listed building.

IMPACT OF THE PROPOSALS ON THE HARINGEY HIGHGATE CONSERVATION AREA

- 6.3.11. The character and appearance of the Haringey Highgate Conservation Area (HHCA) has been assessed above in section 4. Whilst back gardens do make a positive contribution to the area by providing verdant backland areas in contrast to the built form along the roads, the key characteristics of the HHCA relate to the architectural form and appearance of the principal facades of the houses and buildings which evolved organically over time. The wide, tree lined roads and large number of verdant front gardens also contribute to the overall character of a residential suburb with a leafy, semi-rural quality.
- 6.3.12. The Haringey Highgate Conservation Area Appraisal and Management Plan summarises the appearance of North Hill as having a grand suburban character with an eclectic mix of architectural styles. Gaps between buildings are identified as providing important breaks in the built frontage of the area providing a sense of depth. This feature will be maintained following design revisions in accordance with pre-application advice.
- 6.3.13. To the rear, the proposals will remove a poorly designed single storey extension and will replace with a contemporary and visually interesting extension that will provide an innovative addition to the house and the conservation area. The retention of a large amount of rear garden and the provision of sedum roofs will preserve the green nature of the back garden when viewed from adjacent plots to the sides and rear. Trees and shrubs will be maintained, preserving the character and appearance of the conservation area. The rear extension will have no impact on views towards the principal front elevation of the listed buildings which make a positive contribution to the conservation area.
- 6.3.14. In summary, the new extension will clearly read as subservient to the host building with a design that has been developed to create a clear delineation between the original Georgian building and a contemporary addition. The

replacement side and rear extension is narrower and more visually permeable than the existing modern side and rear extension which will serve to reveal more of the rear elevation of no.60 North Hill, providing heritage benefit.

- 6.3.15. It is therefore considered that the discreet location and considered design of the proposed extension will amount to a negligible impact on the character and appearance of the HHCA and to the significance of the listed buildings

7 CONCLUSIONS

- 7.1.1. The NPPF states that 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. This HS has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.
- 7.1.2. Paragraph 206 of the framework also goes on to state that, *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'*
- 7.1.3. It is considered that the contribution that nos. 62-64 North Hill make to the character and appearance of the HHCA is principally derived from their street elevations which are an example of early Georgian polite symmetrical architecture executed in yellow stock brick. The rear elevations and modern extensions make a neutral contribution to the conservation area. The proposed works will slightly increase the size of the built form in the rear garden, but this will result in no loss to the significance of The Haringey Highgate Conservation Area.
- 7.1.4. In line with paragraph 202 of the NPPF, and as assessed above, it is considered that the proposed scheme will have no adverse impact upon to the significance of any of the identified designated heritage assets. Should an adverse impact be perceived following detailed design, the public benefit of the scheme, provided by replacing an unsightly, poorly designed, low energy-efficient rear extension with a high quality contemporary design will outweigh any perceived harm. Furthermore, the exposure of more of the rear elevation of the house will enhance the significance of the subject property.
- 7.1.5. Historic England's Good practice advice 2 notes that preservation does not mean no change; it specifically means no harm. GPA 2 goes on to state that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*. Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.
- 7.1.6. In accordance with the Haringey Local Plan, the proposed scheme is considered to make a positive contribution to Highgate, relating positively to the surrounding area, in line with policy DM1. Consideration has also been given to the relationship with neighbouring assets, in line with policy DM9. This report has also demonstrated that the proposals are compatible with the special characteristics of the conservation area and has shown that the contemporary design complements rather than detracts from the architectural style, scale, proportions, materials and details of the host building without appearing overbearing or intrusive. In addition, the development will use very high quality materials and detailing and will have no impact to locally significant views or vistas in line with policies DM5, SP11 and SP12.
- 7.1.7. The extension will be subservient in scale to the host property and has strived to respect and preserve the existing features of the house in accordance with policies DH2 and DH3 of the Highgate Neighbourhood Plan. In addition, the solid/void pattern and architectural composition of the properties on North Hill will be maintained, in accordance with policy DH4 of the Highgate Neighbourhood Plan.

- 7.1.8. Based on the above it is contended that the ability to understand and appreciate the core heritage values that contribute to the significance of nos. 60-64 North Hill and the character and appearance of Haringey Highgate Conservation Area will be preserved and enhanced. As a result, the development is considered to be in accordance with relevant legislation and national and local planning policy.

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact
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