

Catriona MacRae

From: Ruth Mitchell1
Sent: 12 November 2024 16:46
To: Catriona MacRae
Subject: HGY/2024/2760 - 58 Cromwell Avenue, Hornsey, London, N6 5HL

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Hi Catriona,

58 Cromwell Avenue is located within the Highgate Conservation Area and is considered to positively contribute to the significance of the Conservation Area. The Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century. The Victorian and early 20th century developments in the area around Cromwell Avenue, including some notable examples of mansion flats, represent the higher end of suburban house building of the period, illustrating the eclectic use of architectural styles, materials and decorative features of the time, and creating a streetscape of considerable variety that has undergone relatively little rebuilding or adverse change.

Cromwell Avenue, runs roughly north-south from Archway Road and Highgate Hill, starting on a gentle slope and rising to a much steeper gradient after the junction with Winchester Road. 55 Cromwell Avenue part of a row of semi-detached pairs with a string course and two storey canted bays with Corinthian pilasters. The windows at No. 58 has original windows with curved edges on the top rails. These features, their retention, detailing, and consistency are important aspects of the Conservation Areas significance.

There is no in principle objection to the proposed extension. Its form, siting and scale would make it a subordinate addition. The proposed mix of materials is slightly incongruous, which it would be preferable to amend and consolidate, details for specification should be ensured by condition.

The main concern is the replacement windows. The existing windows are original which have distinctive and consistent curved corners, consistent with the wider terrace and should be retained. Regardless the proposed window details do not show all of the proposed windows, the details do not include the important sash windows with their curved corners and fine detailing. If minded to grant details for these windows should be ensured through condition

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Placemaking and Housing | Haringey Council


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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.