



Crouch End Neighbourhood Forum

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Haringey Council

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By email eunice.huang@haringey.gov.uk

Re: Application HGY/2024/0921 (Amended Plans)

Please accept this objection from the Crouch End Neighbourhood Forum to the above revised planning application (amended plans).

We are compelled to reiterate our objection as the revised plans and proposals remain largely unchanged and regrettably fail to address the significant concerns and detailed comments previously raised by residents and this Forum. It is our observation that no alterations have been made to address the issues of scale, design, and impact on the Crouch End Conservation Area.

We note again the well detailed objections of concerned residents and neighbours regarding drawing inaccuracies, the inappropriate scale and design of the extension, poor quality residential units, loss of amenity, sunlight and daylight, overlooking and further construction disruption. These concerns remain insufficiently considered in this revised application.

Context of Harcourt House

Harcourt House, 16-17 Haringey Park lies within the Crouch End Conservation Area. Haringey's Crouch End Conservation Area Appraisal 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.

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, remains disproportionate to its immediate surroundings. The heightened structure would continue to overshadow the adjacent 2-3 storeys locally listed villas at 13-15 Haringey Park and the 2 storeys residential mews and private houses behind it. This disharmony in scale, massing, and visual impact is still 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.
- The proposed development would still erase most of the remaining historical features of Harcourt House 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 continue to 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 remains incompatible with the host building and streetscape. Its asymmetrical form, smooth metal cladding, and modern metal windows continue to clash with the traditional timber windows of Harcourt House and the surrounding Victorian architecture. The sporadic arrangement of rooflights still adds to the disjointed appearance.
- Crucially, insufficient details for the cladding, privacy screens, fenestrations and windows have been provided to ensure the proposed design will be of high quality and will provide a positive contribution to the conservation area.
- Therefore, it is our conclusion that the revised development will still likely alter Harcourt House's status from a building with a neutral effect on the conservation area to one with a detrimental impact. It continues to fail to preserve or enhance the character of the Crouch End Conservation Area and should therefore again be rejected.

Yours sincerely,

Crouch End Neighbourhood Forum