



Haringey Council

NOTICE OF MEETING

Planning Committee

MONDAY, 11TH FEBRUARY, 2008 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD,
WOOD GREEN, N22 8LE.

MEMBERS: Councillors Peacock (Chair), Adamou, Alexander, Bevan, Beacham,
Dodds (Deputy Chair), Hare, Patel and Weber

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 20 below.

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

5. MINUTES (PAGES 1 - 22)

To confirm and sign the Minutes of the Planning Committee held on 7 January 2008.

6. APPEAL DECISIONS (PAGES 23 - 28)

Appeal decisions determined during December 2007

7. DELEGATED DECISIONS (PAGES 29 - 58)

To inform the Committee of Decisions made under delegated powers determined between 10 December 2007 and 13 January 2008.

8. PERFORMANCE STATISTICS (PAGES 59 - 66)

To advise the Committee of Performance Statistics on Development Control and Planning Enforcement Action since the 7 January 2008 Committee meeting.

9. PLANNING ENFORCEMENT PROJECT UPDATE (PAGES 67 - 72)

To update Committee Member on the progress of the Planning Enforcement Project.

10. ADOPTION OF LOCAL INFORMATION REQUIREMENTS (PAGES 73 - 98)

To inform the Committee of the responses obtained from the consultation and to formally adopt the Local Information Requirements.

11. PRE-APPLICATION ADVICE SERVICES (PAGES 99 - 110)

To note the proposal for a more formalised service and associated charging regime for Pre-Application Planning Advice and Planning Performance Agreements in Haringey.

12. ADOPTION OF CONSERVATION AREA CHARACTER APPRAISALS (PAGES 111 - 314)

To report on the recent public consultation exercises in respect of the following Conservation Areas and seek approval for their adoption:

- Muswell Hill Conservation Area
- Wood Green Common Conservation Area
- Trinity Gardens Conservation Area

13. PLANNING APPLICATIONS

In accordance with Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the sub committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

14. RODEN COURT, 113-115 HORNSEY LANE N6 (PAGES 315 - 340)

Demolition of existing buildings and erection of one eight-storey and one ten-storey block fronting onto Hornsey Lane, with one 1 to 5 storey projecting block (western block) and one 4 to 7 storey projecting block (eastern block) at the rear; comprising 71 x 1 bed, 18 x 2 bed, 6 x 3 bed and 1 x 4 bed units, plus 40 extra care units (a total of 136 units) with basement car parking, cycle parking and associated landscaping.

RECOMMENDATION: Grant permission subject to conditions and/or subject to Section 106 Legal Agreement

15. 673 LORDSHIP LANE N22 (PAGES 341 - 354)

Erection of four storey block comprising 2 x four bed, 1 x three bed, 4 x two bed and 7 x one bed flats, with associated parking, cycle storage, refuse bay and recycling area to the rear.

RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement

16. 48 OAKFIELD ROAD N4 (PAGES 355 - 362)

Continuation of use as hostel for the homeless.

RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement

17. 2 OSSIAN ROAD N4 (PAGES 363 - 374)

Demolition of existing garage and erection of 2 bedroom dwelling house.

RECOMMENDATION: Grant permission subject to conditions.

18. 2 OSSIAN ROAD N4 ~ CONSERVATION AREA CONSENT (PAGES 375 - 380)

Conservation Area Consent for demolition of existing garage and erection of 2 bedroom dwelling house.

RECOMMENDATIONS: Grant permission subject to conditions.

19. THE NARROW BOAT PUBLIC HOUSE & 146-152 REEDHAM CLOSE N17 (PAGES 381 - 398)

Demolition of existing public house and erection of four storey residential development comprising of one retail unit, 2 x 1 bed flats, 18 x 2 bed flats, 8 x 3 bed flats and 2 x 4 bed flats.

RECOMMENDATIONS: Grant permission subject to conditions and a Section 106 Legal Agreement.

20. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

21. DATE OF NEXT MEETING

Monday 3 March 2008

Yuniea Semambo
Head of Local Democracy & Member
Services, 5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Anne Thomas
Principal Committee Coordinator
(Non Cabinet Committees)
Tel No: 020 8489 2941
Fax No: 0208 489 2660
Email: anne.thomas@haringey.gov.uk

31 January 2008

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MONDAY, 7 JANUARY 2008**

Councillors: *Peacock (Chair), *Adamou, *Alexander, *Bevan, *Beacham, *Dodds (Deputy Chair), *Hare, *Patel and *Weber

*Members present

Also Present: Councillors Adje and Diakides

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC103.	<p>APOLOGIES</p> <p>There were no apologies for absence received.</p>	
PC104.	<p>URGENT BUSINESS</p> <p>None received.</p>	
PC105.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Peacock (Chair) declared a personal interest in the application to be considered at item 11. Cllr Peacock informed the Committee that she lived in Hampden Lane N17.</p>	
PC106.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC107.	<p>MINUTES</p> <p>MATTERS ARISING</p> <p>PC85 Urgent Business</p> <p>Members queried why the response to the Tottenham Hale Residents against Skyscraper Housing (THRASH) letter and report had not appeared on the agenda for this meeting. Officers responded that a response would come back to the next meeting.</p> <p>PC92 Revision of the Codes and Protocols for the Planning Committee</p> <p>The Committee enquired when the new Codes and Protocols for the Planning Committee would be implemented. The Legal representative advised the Committee that the new Codes and Protocols would come into effect once the minutes for the meeting they were considered at were agreed and signed.</p> <p>PC93 Planning Enforcement Project Update</p> <p>The Committee enquired when the update report would be</p>	

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	<p>presented to the committee. They were informed that the report was not available and would be brought back to the next meeting of the Committee.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee meeting held on 4 December 2007 be agreed and signed.</p>	
PC108.	<p>APPEAL DECISIONS</p> <p>The Committee noted the outcome of 20 appeal decisions determined by the Department for Communities and Local Government during November 2007 of which 4 were allowed and 16 were dismissed.</p> <p>The Committee enquired of the appeal for 5 Cedar Road N17, the erection of a unauthorised two storey rear extension. The appeal had been heard in two parts and had succeeded in part. The Officer informed the Committee that the rear extension comprised two floors. The inspector had found that the first floor was acceptable and had placed a condition that the materials used should be a better match in keeping with surrounding properties. The ground floor the inspector had found to be unacceptable.</p> <p>It was noted that the Committee congratulated officers on the good performance in respect of appeals.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC109.	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions taken under delegated powers by the Heads of Development Control (North & South) and the Chair of the Planning Committee determined between 12 November 2007 and 9 December 2007.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC110.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement. The report summarised the decisions taken within set time targets by Development Control and Planning Enforcement since the 4 December 2007 Committee meeting.</p>	

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The Committee was also asked to note the following:

Determining Planning Applications

There was one major application in November which had been completed on time, therefore recorded as 100% determined within 13 weeks. Minor applications were above the Government target but slightly below the Haringey target. In respect of the yearly performance for 2007-08, 67% of major applications were determined within Government targets, slightly below Haringey targets. Minor applications 76% were determined within Government targets and slightly below Haringey targets. Other applications 90% were determined within Government targets and again slightly below Haringey targets.

Granted/Refusal Rates for Decisions

In November 2007, there were 154 applications determined of which 69% were granted and 31% refused. In respect of the 2007/08 yearly performance up to the end of November there were 1179 application determined of which 67% were granted and 33% were refused.

Appeals against Refusal of Planning Permission

The Committee was advised that there was a correction to the report presented. In November 2007 there had been 15 appeals determined against Haringey's decision to refuse planning permission, (not 14 as stated in the report) with performance being 13.3% as 2 out of the 15 cases of appeals were allowed. This slightly affected the figures for November where improvements had been made and it was hoped that the targets would be met by the end of the municipal year. In respect of the yearly performance to date 38.3% of appeals had been allowed on refusal.

The Committee requested officers to provide a comprehensive quarterly report on the outcome of appeals concluded, how long it had taken to reach conclusion, had any cases been referred to court and whether those cases were successful. The Officer explained that once the new enforcement structure was in place a mobile picture of enforcement appeals would be provided.

The Chair reminded Members that at the last meeting of the Committee on 4 December 2007, officers had given this reassurance.

RESOLVED

That the report be noted.

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<p>PC111.</p>	<p>THE INTRODUCTION OF THE NEW NATIONAL STANDARD PLANNING APPLICATION FORM (1APP) AND THE LOCAL INFORMATION REQUIREMENTS</p> <p>The Officer presented his report and informed the Committee of the forthcoming changes to the Planning system with the introduction of the new National Standard Planning Application Form (1App) and the proposed Local Information Requirements (LIR) to accompany the new form and the current consultation process.</p> <p>The new (1App) form would replace all new planning application forms. The report set out the detailed changes and how they would be implemented in Haringey. A five week consultation period on the proposed LIR began on 19 December 2007 and would conclude on the 23 January 2008. At the end of the consultation period the comments received would be reviewed to determine the final LIRs. A final report would be brought back to the Planning Committee at its next meeting on 11 February 2008 for endorsement and adoption.</p> <p>Haringey's proposed LIRs had been drawn up in the matrix attached to the report and sets out different application scenarios and types of planning application features of the new forms in accordance with the Unitary Development Plan and Government advice. The proposed LIRs out for consultation were attached to the report at appendix 1. The intention of the new forms was to facilitate on-line applications.</p> <p>Members questioned why the LIRs did not include Road Safety. The officer responded that the LIRs had been drawn up from existing policies and that the consultation period was to look at these issues. The Committee was informed that recommendations (4 and 5) of the Scrutiny Review: Improving Road Safety in Haringey particularly in respect of Section 278 Agreements, should be included in the LIRs.</p> <p>Members asked whether sustainability statements could be requested for all planning applications, not juts major ones. Officers responded they would look into the implications of this.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That Officers look into the implications of all planning applications having sustainability statements. 2. That the report be noted. 	
<p>PC112.</p>	<p>658 - 660 HIGH ROAD N17</p> <p>The Officer presented the report and informed the Committee that two documents had been tabled at the meeting on this</p>	

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application:

- The Conservation Officer's design observations.
- A submission from the Tottenham CAAC.

The Officer also advised that condition 10 would need to be altered. It was proposed to reduce the number of cycle racks to be provided from 30 down to 21. A Development Control Forum had been held on this application.

The Committee was informed that the application site comprised of a ground floor commercial unit and a two storey local listed building. It was located on the east-side of the High Road at the junction with Hampden Lane and forms part of a small parade of commercial properties. The site was situated within the North Tottenham Conservation Area.

An application to demolish the existing local listed building and redevelopment of the site for office and residential use was refused planning permission on 20 July 2004, on the grounds of the demolition of the listed building. The appeal was dismissed. The Inspector had noted that "alterations have eroded the special architectural and historic interest of No 658. For this reason I do not consider that the appeal building makes such a positive contribution to the Conversation Area as to rule out its demolition and replacement". The site had a previous approval for mixed residential and office use granted on 31 March 2003.

It was considered that the proposal would contribute toward the Council meeting its housing targets, as advised in the London Plan. It was also considered that the proposed density of 571hrh was acceptable and in accordance with Council policy.

The proposed design, layout and set back features of the scheme ensured that individual units were orientated away from neighbouring properties to avoid overlooking. The development proposed five car parking spaces including one disabled bay. The scheme incorporated features to improve its energy efficiency/sustainability.

The Committee questioned the reduction in the number of cycle racks proposed and was informed that it was normal for one cycle rack to be provided per unit however, there were houses within the scheme with their own individual storage units. The five car parking spaces was queried by the Committee and whether this was a sufficient number between 27 units with one disabled space. The transport officer replied that the site was highly sustainable for public transport.

The Committee further queried the amount of amenity space to be provided per unit. The officer responded that the real amenity

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space was in the form of balconies which the applicant was asking the Committee to look at.

The Tottenham CAAC representative addressed the Committee and raised concerns on behalf of local residents. The Tottenham CAAC objected to this planning application on three grounds:

1. The loss of the historic locally listed building and the unsatisfactory high road frontage of the proposed new building was not good enough and looked like any ordinary block of flats.
2. Inadequate car parking provision. Appalling parking on Hampden Lane caused conflict.
3. Infrequent transport which was overcrowded.

These objections were detailed in the submission tabled at the meeting.

Local residents spoke and raised objections to this proposed application for the following reasons:

- There would be no privacy and overlooking.
- There was only 11-13 metres between the current and proposed buildings causing overlooking as opposed to 20 metres recommended between developments.
- Lighting was already poor along Hampden Lane.
- The proposed building did not fit in with the character of the area.
- There were Georgian/Edwardian buildings surrounding the proposed site.
- There was no tree planting proposed within the scheme.

In contrast they suggested a row of two storey houses in keeping with the area.

The applicant's representatives addressed the objections and points raised by Members. The development proposed all family units and private gardens. The amenity space provision had been provided adequately. The locally listed building was not statutory, did not contribute to the Conservation Area and had been left empty for some time. The redevelopment would be a positive inclusion to the area and the fifth floor level was set back from the street frontage. There was a marginal increase on the height of the proposed building in comparison to adjoining properties.

The car parking provision was a balanced approach taken in consideration of the on-site provision. Maintenance of the amenity space would be secured in any rent agreements. With respect to privacy and overlooking, if it was proposed to draw back the frontage further then there would be inconsistency in the

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street scene which would have an adverse effect therefore, what was proposed met national standards. It was not considered to be over density and met the policy of the UDP and London Plan.

The Committee further considered in detail the size of the units in comparison to the amenity space provided. Concern was raised regarding the scale of the development which was considered to be too dense and bulky as an application for a four storey building had previously been refused.

The Chair moved a motion to grant the application. On a vote their being two for and six against the application was refused.

RESOLVED

That planning permission be refused on the basis of bulk, mass, height, lack of amenity space and amenity in relation to surrounding properties and insufficient car parking provision as there was no CPZ in operation surrounding the site.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2245
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: 658 - 660 High Road N17

Proposal: Demolition of existing buildings and erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane, to provide a total of 115sqm. of ground floor retail (A1) / office / commercial (A2 / B1) floorspace and 27 residential units comprising 10 x one bed, 9 x two bed, 3 x three bed, 1x four bed and 4 x five bed units, 5 car parking spaces and associated amenity space, storage areas and landscaping.

Recommendation: Grant subject to conditions and section 106 Legal Agreement

Decision: Refused

Drawing No's: (PL)00 rev P, 01 rev P, 02 rev P, 03 rev P1, 04 rev P1, 05 rev P1, 06 rev P1, 07 rev P1, 08 rev P1, 09 rev P1, 10 rev P2, 11 rev P2, 12 rev P1, 13 rev P1, 14 rev P1, 15, 16 & 17.

Reasons:

1. The proposed development lies in an area of sensitive and special character worthy of retention within the North Tottenham Conservation Area and adjacent to an important group of listed buildings. The proposal would detract from the character and appearance of the area to the detriment of the locality contrary to Policies CSV1 'Development in Conservation Areas' and CSV2 'Listed Buildings' of the Unitary

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	<p>Development Plan 2006.</p> <p>2. The proposed development, by reason of its height bulk and scale and density, would be out of keeping with the character and appearance of the locality, and would have an adverse effect on the visual amenity of the locality contrary to Policies UD3 'General Principles', UD4 'Quality Design' and HSG9 'Density Standards' of the Unitary Development Plan 2006.</p> <p>3. The proposed development would be overbearing and result in an unsatisfactory degree of overlooking and loss of privacy in relation to the existing properties in Hampden Lane contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Unitary Development Plan 2006.</p> <p>4. In the absence of a formal undertaking to secure a Section 106 Agreement to secure appropriate contributions towards education provision and environmental and highway improvements arising from this development and an agreement to secure the provision of affordable housing on site, the proposal is considered contrary to Policies UD10 'Planning Obligations' and HSG4 'Affordable Housing' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG12 'Educational Needs Generated by New Housing Development'.</p> <p>Section 106: No</p>	
<p>PC113.</p>	<p>658 - 660 HIGH ROAD N17 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing buildings and erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane, to provide a total of 115sqm of ground floor retail (A1) / office / commercial (A2 / B1) floor space and 27 residential units comprising 10 x one bed, 9 x two bed, 3 x three bed, 1 x four bed and 4 x five bed units, 5 car parking spaces and associated amenity space, storage areas and landscaping.</p> <p>RESOLVED</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC112 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2246 FOR PLANNING COMMITTEE DATED 07/01/2008</p>	

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	<p>Location: 658 - 660 High Road N17</p> <p>Proposal: Conservation Area Consent for demolition of existing buildings and erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane, to provide a total of 115sqm. of ground floor retail (A1) / office / commercial (A2 / B1) floorspace and 27 residential units comprising 10 x one bed, 9 x two bed, 3 x three bed, 1 x four bed and 4 x five bed units, 5 car parking spaces and associated amenity space, storage areas and landscaping.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Refused</p> <p>Drawing No's: (PL)00 rev P, 01 rev P, 02 rev P, 03 rev P1, 04 rev P1, 05 rev P1, 06 rev P1, 07 rev P1, 08 rev P1, 09 rev P1, 10 rev P2, 11 rev P2, 12 rev P1, 13 rev P1, 14 rev P1, 15, 16 & 17.</p> <p>Reason:</p> <p>The proposed demolition of this building in the North Tottenham Conservation Area would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would result in unsightliness detrimental to the amenities of the area contrary to Policies CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC114.</p>	<p>HARPERS YARD, RUSKIN ROAD N17</p> <p>The Committee was informed that the application site consisted of a former industrial premises accessed from Ruskin Road. The building was two storey arranged around a court yard.</p> <p>This scheme was for mixed use with 190sqm of (B1) office floor space proposed, which was supported as it reflected the previous employment use on the site. The proposed development was considered to be a compatible use of this existing back land site given the adjoining residential uses. The proposal was for the provision of nine residential units, therefore there would be no affordable housing provided; this was because there was the B1 office use on part of the site.</p> <p>The proposed residential units were considered to satisfactorily comply with Council requirements in relation to internal floor areas, storage space and residential amenity space. It was not considered that this proposal would result in any unreasonable privacy and overlooking issues of nearby residential properties.</p>	

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The application was proposing ten on site car parking spaces (including two disabled) and ten cycle racks, which was considered acceptable and would not lead to any adverse impact on the surrounding roads.

The Officer informed the Committee that the applicant considered the education contribution was high and advised that it was for the Committee to decide whether to reduce the amount of the contribution. The Committee considered the request and decided that the education contribution was calculated using a formula applied to all applications and therefore fair and consistent.

The Committee asked the Officer to update them on the Fire Brigade's concerns and was informed that this had been dealt with by means of a dry riser.

RESOLVED

That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2210
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: Harpers Yard, Ruskin Road N17

Proposal: Part demolition, refurbishment and erection of part 2 / part 3 storey building comprising of 7 x three bedroom, 1 x two bedroom houses, 1 x two bedroom maisonette, B1 commercial unit with parking and amenity space.

Recommendation: Grant subject to conditions and section 106 Legal Agreement

Decision: Grant subject to conditions and section 106 Legal Agreement

Drawing No's: 206120/010, 020, 021, 030, 031, 032, 033, 034, 035, 110A, 120A, 121A, 122A, 130, 131, 132, 133A & 135.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and

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approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

5. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

6. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

7. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

8. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory means of enclosure for the

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proposed development.

9. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

10. That original bricks forming part of the existing buildings to be demolished shall be cleaned, and stored securely to allow their re-use in those parts of the development to be agreed by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: In order to safeguard the character and appearance of the locality.

11. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

12. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the commercial B1 use of the premises hereby authorised.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

13. The commercial B1 use hereby permitted shall not be operated before 0700 or after 2100 hours on any day.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

14. That a scheme for a shared use of the proposed vehicle access by pedestrians/cyclists, with some control within the site, in the form of different surface materials, and signage warning exiting drivers to give priority to vehicles entering the site at all times, be approved in writing by the Local Planning Authority prior to the commencement of the works

Reason: In the interests of Highway Safety.

15. That part of the development to be used for employment purposes (Use Class B1) shall be permanently retained for such purposes and shall at no time be converted into residential use.

Reason: In order to provide a balanced range of uses within the site having regard to the previous use of the site for employment purposes.

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	<p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: The applicant is advised that the proposal is required to install all necessary appliances to ensure compliance with London Fire Brigade requirements.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development for part demolition, refurbishment and erection of part 2 / part 3 storey building comprising of 7 x three bedroom, 1 x two bedroom houses, 1 x two bedroom maisonette, B1 commercial unit with parking and amenity space complies with Policies G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG3c 'Backlands Development', SPG7a 'Parking Standards', SPG7b 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10d 'Planning Obligations and Open Space' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.</p> <p>Section 106: Yes</p>	
<p>PC115.</p>	<p>426 - 428 ARCHWAY ROAD N6</p> <p>The Officer presented his report and informed the Committee that the site was located on the Northern side of Archway Road and fell within the Highgate Conservation Area and Archway Road Neighbourhood Plan area.</p> <p>There was a previous scheme proposed in 2006 for nine units and considered would result in overdevelopment of site. It was accepted that there was damage to the existing building from being derelict, neglected and evidence showed that the building suffered from poor structural stability and could not be restored. The proposed design and bulk of the development would not have an adverse effect on neighbouring properties or the overall appearance of the street scene.</p> <p>Access to the site would be via a newly reformed cross over point</p>	

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on the eastern boundary of the site and nine off street car parking spaces (including one motorcycle space) would be provided. Two trees on the north western corner of the site had been approved for felling and replacing due to their poor condition.

Cllrs Adje and Diakides entered the meeting ~ 9:15pm.

The Committee discussed the features of the design, the detail of the arches above the windows and the unusual location of back to front properties. The Committee was informed that there were back entrances between the two blocks and the development was cleverly designed to overcome overlooking.

The Chair moved a motion to grant the application. On a vote their being five for and four against, the application was granted.

RESOLVED

That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2487
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: 426 - 428 Archway Road N6

Proposal: Demolition of existing building and erection of 7 x 2 storey three bedroom houses with associated garden and parking.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 237/01, 02, 03, 04 Revision A, 05, 06, 07, 08, 09, 10 & 11.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority; including Amended Plan 237/04 Revision A.

Reason: In order to ensure the development is carried out in accordance

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with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. The species, size and siting of the replacement trees shall be agreed in writing by the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and/or replaced as necessary until they are established in growth.

Reason: To maintain the visual amenities of the area.

7. Before the development hereby permitted is occupied the parking spaces shown on Plan No 237/004 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with this approved residential development.

Reason: To ensure that parking is provided in accordance with the Council's standards, in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

8. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the two additional units are occupied.

Reason: To ensure a satisfactory appearance for the development and to safeguard the amenities of the area.

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9. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

10. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties and Highgate Woods.

11. Notwithstanding the detail shown on drawing No 237/005 & 237/010 the windows shown on the side elevation of dwelling No 5 at first floor level shall be glazed with obscure glass and permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining/ neighbouring residential properties

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

13. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

14. Notwithstanding the elevational details shown on drawing no. 237/010 and 237/011, detailed drawings of the front elevations of the 7 properties shall be submitted to show gauged brick arches above the door and window openings.

Reason: In order that the detailing of the elevational appearance of the property shall be appropriate to the Highgate Conservation Area.

INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

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INFORMATIVE: Transport for London (TFL) would ask the developer to observe that restrictions apply to the contractors as follows:

" The Archway Road (A1) is a Transport for London Road Network (Red Route) therefore no stopping is permitted during the operating hours of the Red Route and footway, except at during specific times and at specific locations

" Scaffolding or hoardings should not be erected on the footway without Tfl's prior approval.

" In order to co-ordinate construction works with TFL's general maintenance and improvement programme, please contact TFL's Road Network Management.

Gordon Adam
Principal Development Control Engineer
Road Network Development (North Area)
Transport for London
4th Floor. 84 Eccleston Square
London
SW1V 1PX

REASONS FOR APPROVAL

The proposed replacement buildings has been carefully designed to respect the scale, height, mass, alignment, architectural detail and materials of neighbouring buildings along this side of Archway Road. The proposed development has been carefully sited to respect the constraints of the site, in particular to achieve an acceptable relationship with the adjoining Metropolitan Open Land to the back of the site and Ecological Corridor. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Development', HSG9 'Density Standards', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas', OS5 'Development Adjacent to Open Space', OS6 'Ecological Valuable Sites and their Corridors', OS16 'Green Chains' and OS17 'Tree Protection, Tress Messes and Spines' of the adopted Haringey Unitary Development (2006) and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG3c 'Backland Development', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'.

Section 106: No

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<p>PC116.</p>	<p>SITE ADJOINING 31 - 34 CORBETT GROVE N22</p> <p>The Committee was informed that this application site consisted of a triangular shaped piece of land located to the side of an existing residential block. The site was heavily overgrown and contained a number of trees along its boundaries. An application for two houses was refused in July 2007 on the grounds of a development deemed too 'cramped' on the small back land site.</p> <p>The current application was considered to be acceptable and would not adversely impact on the residential and visual amenities of occupiers of neighbouring properties. It was also considered that the room sizes of the proposed development were consistent with the floor space minima requirements and would also benefit from some external amenity space.</p> <p>The proposal included the provision of two car parking spaces next to existing car parking areas which serve Corbett Grove and would also provide two cycle stores.</p> <p>The Committee considered the application and requested that the roof cladding be replaced by some other form of material. Members felt that a four bedroom house would be too cramped in that location.</p> <p>The Chair moved a motion to grant the application. On a vote there being one for and seven against the application was refused.</p> <p>RESOLVED</p> <p>That planning permission be refused on the grounds of over development and proximity of the proposal to site boundaries.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2261 FOR PLANNING COMMITTEE DATED 07/01/2008</p> <p>Location: Site adjoining 31 - 34 Corbett Grove N22</p> <p>Proposal: Erection of 2 storey four bedroom dwelling house.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Refused</p> <p>Drawing No's: 2972 PL00, 10a, 11a & 12a.</p> <p>Reason:</p>	

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	<p>1. The proposed development by reason of its height, siting and coverage of this small backland site, would represent a cramped form of development which would have an unsympathetic relationship to the adjoining properties; and represent an over development of a restricted site. Further it would detract from the amenities of adjoining residents by reason of its proximity to side boundaries, and overlooking and loss of privacy. As such the proposed development is considered to be contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG1a 'Design Guidance and Design Statements', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' and SPG3c 'Backlands Development'.</p> <p>INFORMATIVE: You are advised that (1) the proposed provision of two parking spaces, and (2) the provision of any access for either construction or pedestrian access to the site, is on land not within the application site nor within the control of the applicant, and in the absence of any agreement allow for such access and car parking, it would not be possible to develop this site. The Council's Housing Service and Property Service, in their role as owners of the land over which access would be sought, have stated that they would not agree to grant access to the site.</p> <p>Section 106: No</p>	
<p>PC117.</p>	<p>BRANTWOOD AUTO'S, BRANTWOOD ROAD, N17</p> <p>The Officer presented his report and informed the Committee that Brantwood Autos Car Breakers was a long established car breakers yard.</p> <p>A previous application granted in 2005 had been implemented and completed. It was considered that the proposed open fronted canopy would provide a protected area for the dismantling of vehicles by hand and the removal of fluids necessary prior to the crushing of cars. The proposed works would bring this facility up to appropriate standards set down by the Environmental Agency.</p> <p>Previous conditions restrict the hours of operation for both the car breakers yard and separate hours of use for the car press, these conditions would remain.</p> <p>The Committee requested that the hours of construction and demolition were in line with the hours of operation. An informative was requested that the hours of operation would continue to apply as detailed in the 2005 application.</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions.</p>	

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INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0862
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: Brantwood Auto's, Brantwood Road, N17

Proposal: Demolition of existing buildings and erection of new canopy to create working area for hand-stripping of vehicles.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 5467/01 Rev E, 02, 03 & 04 Rev A

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The construction of the surface water and foul drainage system shall be carried out in accordance with details to and approved by the Planning Authority before the development commences

Reason: To prevent pollution of the water environment.

4. The construction of storage facilities for oils, fuels, or chemicals shall be carried out in accordance with details submitted to and approved in writing to the Local Planning Authority before development is commenced.

Reason: To prevent pollution of the water environment.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

6. Within three months of the date of this permission, a detailed scheme for the repair or reconstruction of the concrete panel fence at the

**MINUTES OF THE PLANNING COMMITTEE
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	<p>northern boundary of the site with the pedestrian footpath Waggon Lane, shall be submitted to and approved by the Local Planning Authority; such scheme to be implemented within three months of the date of such approved by the Local Planning Authority.</p> <p>Reason: In order to provide a satisfactory appearance to the site, and in the interests of the safety and security of users of the adjoining public footpath.</p> <p>INFORMATIVE: You are reminded that the conditions imposed on planning permission HGY/2005/0918, for the use of the whole Brantwood Autobreakers Site, are still operative in respect of the building subject of this application, in particular Condition 4 of that permission regarding hours of operation.</p> <p>REASONS FOR APPROVAL</p> <p>The existing use on site is long established and provides important benefits in terms of recycling and reuse of end-of-life vehicles. Bearing in mind the existing pattern of activity/ operations on site, it is considered that the proposed changes to the building form along the western side of site will not result in an increase in the noise levels associated with this part of the site. As such the proposal will not have an additional adverse impact on the amenity of surrounding occupiers by reason of noise, smell or other nuisance. As such the proposal is considered to be in accordance with Policies UD4 'Quality Design', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV13 'Sustainable Waste Management', EMP3 'Defined Employment Areas' and EMP6 'Car Repairs, Workshops, Garages and Car Washes' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG11 'Car Repair Workshops and Garages'.</p> <p>Section 106: No</p>	
PC118.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC119.	<p>SITE VISITS</p> <p>The next site visits will take place on Friday 8 February 2008 at 9:30am.</p>	
PC120.	<p>DATE OF NEXT MEETING</p> <p>Monday 11 February 2008.</p> <p>The meeting concluded at 10:00pm.</p>	

COUNCILLOR SHEILA PEACOCK
Chair



Haringey Council

Agenda item:

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Planning Committee	On 11th February 2008
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Report Title: Appeal decisions determined during December 2007	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during December 2007.</p>	
<p>2. Summary Reports outcome of 10 appeal decisions determined by the Department for Communities and Local Government during December 2007 of which 3 (30%) were allowed and 7 (70%) were dismissed.</p>	
<p>3. Recommendations That the report be noted.</p>	
<p>Report Authorised by: <i>Shifa Mustafa</i> Shifa Mustafa Assistant Director Planning Policy & Management</p>	
<p>Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570</p>	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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APPEAL DECISION DECEMBER 2007

PLANNING APPEALS

Ward:	Alexandra
Reference Number:	HGY/2007/0660
Decision Level:	Delegated

33 Cecil Road N10 2BU

Proposal:

Excavation of basement and creation of light well to front elevation to allow creation of 1 x 1 bed self contained flat at basement level

Type of Appeal:

Written Representation

Issues:

Whether or not the proposed development would preserve or enhance the character of the Muswell Hill Conservation Area

Whether it would lead to the overdevelopment of the site

Result:

Appeal **Dismissed** 5 December 2007

Ward:	Harringay
Reference Number:	HGY/2006/1979
Decision Level:	Delegated

581A Green Lanes N8 0RG

Proposal:

Change of use to snooker club

Type of Appeal:

Written Representation

Issues:

The loss of residential accommodation

The impact of the development on the amenities of those who live nearby

Result: Appeal **Allowed** 7 December 2007

Ward:	Highgate
Reference Number:	HGY/2007/1465
Decision Level:	Delegated

The Beeches, 2 Bishopswood Road N6 4PR

Proposal:

Enlarged roof space accommodation within a new mansard roof

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character or appearance of the Highgate Conservation Area

The effect of the proposed development on the living conditions of the occupiers of The Lime House

Result:

Appeal **Dismissed** 27 December 2007

Ward:	Muswell Hill
Reference Number:	HGY/2007/0992
Decision Level:	Delegated

19 Cranmore Way N10 3TP

Proposal:

Erection of an orangery as a single storey rear extension

Type of Appeal:

Written Representation

Issues:

Whether the proposal would preserve or enhance the character or appearance of the Rookfield Conservation Area

The effect on the living conditions of the occupiers of no. 17 in relation to light and outlook

Result:

Appeal **Dismissed** 17 December 2007

Ward:	Muswell Hill
Reference Number:	HGY/2007/1193
Decision Level:	Delegated

118 Priory Road N8 7HP**Proposal:**

Erection of an externally illuminated box sign 17.3 x 1.4m (main fascia) folder aluminium tray sign "loading bay" 3.9 x .35m, internally illuminated 'lock' logo sign 1.7 x 1.4m and double sided totem, 4.5 x 1.5m

Type of Appeal:

Written Representation

Issues:

The cumulative effect of the proposed signs on the visual amenities of the locality

Result:

Appeal **Dismissed** 6 December 2007

Ward:	Seven Sisters
Reference Number:	HGY/2007/0564
Decision Level:	Delegated

128 Waldergrave Road N15 6UA**Proposal:**

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issues:

The effect on the living conditions of the occupiers of no. 130 Wargrave Avenue in relation to light and outlook

Result:

Appeal **Dismissed** 11 December 2007

Ward:	Stroud Green
Reference Number:	HGY/2007/0412
Decision Level:	Delegated

68 Mount View Road N4 4JR

Proposal:

Erection of front fence in cast iron with brick piers and with neck and ball finials

Type of Appeal:

Written Representation

Issues:

Whether the development preserves or enhances the character or appearance of the Stroud Green Conservation Area

The effect on highway safety along Mount View Road

Result:

Appeal **Dismissed** 11 December 2007

Ward:	Tottenham Hale
Reference Number:	HGY/2007/0211
Decision Level:	Delegated

13 Baronet Grove N17 0LX

Proposal:

Conversion of a two storey 4 bedroom house into two self contained units – one bedroom/two people flat to ground floor level - two bedroom/three people flat at first floor level

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the supply of family accommodation in the area

Result:

Appeal **Dismissed** 21 December 2007

ENFORCEMENT APPEAL

Ward:	Bruce Grove
Reference Number:	N/A
Decision Level:	Enforcement

57 Mount Pleasant Road N17 6TR

Proposal:

Erection of a rear dormer extension to the property

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the surroundings

Result:

Appeal **Allowed** 6 December 2007

Ward:	Harringay
Reference Number:	N/A
Decision Level:	Enforcement

581A Green Lanes N8 0RG

Proposal:

Use as a Snooker Club

Type of Appeal:

Written Representation

Issues:

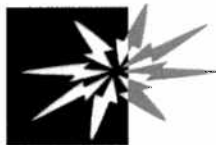
The loss of residential accommodation

The impact of the development on the amenities of those who live nearby

Result:

Appeal **Allowed** 7 December 2007

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Haringey Council

Agenda item:

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Planning Committee**On 11th February 2008**

Report Title: **Decisions made under delegated powers between 10 December 2007 and 13 January 2008**

Report of: **Niall Bolger Director of Urban Environment**

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

To inform the Committee of decisions made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee.

2. Summary

The applications listed were determined between 10 December 2007 and 13 January 2008.

3. Recommendations

See following reports.

Report Authorised by: *Shifa Mustafa*

Shifa Mustafa

Assistant Director Planning Policy & Management

Contact Officer: **Michelle Searle**

Senior Administrative Officer

Tel: 020 8489 5570

4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/12/2007 AND 13/01/2008

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am - 5.00pm, Monday - Friday.

WARD: **Alexandra**

Application No: **HGY/2007/2383** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 09/01/2008
 Location: 53 Grasmere Road N10 2DH
 Proposal: Certificate of Lawfulness for erection of single storey side extension.

Application No: **HGY/2007/2376** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 08/01/2008
 Location: 204 Victoria Road N22 7XQ
 Proposal: Erection of part second floor rear extension and erection of rear dormer window.

Application No: **HGY/2007/2332** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 02/01/2008
 Location: 4 Cranbourne Road N10 2BT
 Proposal: Erection of single storey side extension.

Application No: **HGY/2006/0863** Officer: David Paton
 Decision: PERM DEV Decision Date: 02/01/2008
 Location: 8 Vallance Road N22 7UB
 Proposal: Retention of extension to roof at side and rear.

Application No: **HGY/2007/2328** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 27/12/2007
 Location: 50 Bidwell Gardens N11 2AU
 Proposal: Erection of rear dormer window and insertion of 3 velux windows.

Application No: **HGY/2007/2307** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 27/12/2007
 Location: 16 Elgin Road N22 7UE
 Proposal: Erection of single storey rear extension, erection of 2 x rear dormer windows to extend hipped roof to gable, and insertion of 1 x velux window to front elevation.

Application No: **HGY/2007/2281** Officer: Gary Savins
 Decision: GTD Decision Date: 27/12/2007
 Location: 4 Methuen Park N10 2JS
 Proposal: Creation of new entrance to existing first floor flat and alterations to existing ground floor flat.

Application No: **HGY/2007/2232** Officer: Luke McSoriley
 Decision: GTD Decision Date: 20/12/2007
 Location: 303 Alexandra Park Road N22 7BP
 Proposal: Conversion of property into 4 self contained flats.

Application No: **HGY/2007/2238** Officer: Ruma Nowaz
 Decision: PERM REQ Decision Date: 19/12/2007
 Location: 7 Clifton Road N22 7XN
 Proposal: Erection of rear dormer window with insertion of 3 x velux windows and balcony.

Application No: **HGY/2007/2207** Officer: Gary Savins
 Decision: GTD Decision Date: 17/12/2007
 Location: 90 Colney Hatch Lane N10 1EA
 Proposal: Approval of Details pursuant to condition two (hard and soft landscape) attached to planning appeal reference APP/y5420/A/07/2045853

Application No: **HGY/2007/2169** Officer: Matthew Gunning
 Decision: REF Decision Date: 14/12/2007
 Location: 6 Palace Gates Road N22 7BN
 Proposal: Alterations to the front roof slope, insertion of front dormer windows, new external staircase and conversion of roof space into a self-contained unit.

Application No: **HGY/2007/2183** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 12/12/2007
 Location: 51 Victoria Road N22 7XA
 Proposal: Erection of rear dormer window.

Application No: **HGY/2007/2135** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 11/12/2007
 Location: 51 Victoria Road N22 7XA
 Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2007/2128** Officer: Luke McSoriley
 Decision: PERM REQ Decision Date: 11/12/2007
 Location: 6 Bidwell Gardens N11 2AX
 Proposal: Extension to an existing hip roof to facilitate loft conversion, insertion of 3 velux windows to front elevation and 1 roof light to the rear elevation and the erection of a rear dormer window.

Application No: **HGY/2007/2117** Officer: Luke McSoriley
 Decision: REF Decision Date: 11/12/2007
 Location: 6 Bidwell Gardens N11 2AX
 Proposal: Demolition of existing garage and erection of new 3 storey three bedroom dwelling house with associated car parking space.

WARD: Bounds Green

Application No: **HGY/2007/2402** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 10/01/2008
 Location: Ground Floor Flat, 46a Marlborough Road N22 8NN
 Proposal: Conversion of ground floor store to 1 x one bedroom flat.

Application No:	HGY/2007/2136	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/12/2007
Location:	26 Durnsford Road N11 2EH		
Proposal:	Erection of single storey ground floor rear / part side extension.		
Application No:	HGY/2007/2314	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/12/2007
Location:	465 High Road N22 8JD		
Proposal:	Conversion of existing building into 3 self-contained flats comprising 1 x three bed, 1 x two bed and 1 x one bed and erection of external staircase to rear elevation.		
Application No:	HGY/2007/2244	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	24/12/2007
Location:	116 Myddleton Road N22 8NQ		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2007/2258	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/12/2007
Location:	51 Finsbury Road N22 8PA		
Proposal:	Conversion of property into 2 x two bed maisonettes.		
Application No:	HGY/2007/2206	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	18/12/2007
Location:	4 Queens Parade, Brownlow Road N11 2DN		
Proposal:	Display of 1 x internally illuminated signage to new ATM.		
Application No:	HGY/2007/2205	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	18/12/2007
Location:	4 Queens Parade, Brownlow Road N11 2DN		
Proposal:	Installation of cash point machine.		
Application No:	HGY/2007/1307	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/12/2007
Location:	Builders Yard, 87a Marlborough Road N22 8ND		
Proposal:	Erection of 4 x 2 bedroom houses, associated landscaping and 5 parking spaces.		
Application No:	HGY/2007/2160	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/12/2007
Location:	10 and 34 Commerce Road N22 8ED		
Proposal:	Change of use from residential (C3) to office accommodation (B1) and renewal of window and doors.		
Application No:	HGY/2007/2159	Officer:	Gary Savins
Decision:	GTD	Decision Date:	12/12/2007
Location:	95b Truro Road N22 8DH		
Proposal:	Loft conversion entailing insertion of 9 rooflights in total to front, rear and side roofslopes.		

Application No: **HGY/2007/2164** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 11/12/2007
 Location: 46 Lascotts Road N22 8JN
 Proposal: Conversion of existing dwellinghouse to form 3 x one bed self-contained flats.

Application No: **HGY/2007/2119** Officer: Luke McSoriley
 Decision: GTD Decision Date: 11/12/2007
 Location: 361 High Road N22 8JA
 Proposal: Erection of single storey ground floor rear extension.

WARD: **Bruce Grove**

Application No: **HGY/2007/2483** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 03/01/2008
 Location: 42 Woodside Gardens N17 6UW
 Proposal: Use of property as 5 self-contained flats.

Application No: **HGY/2007/2352** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 02/01/2008
 Location: 116 Bruce Grove N17 6UR
 Proposal: Change of use of property from restaurant / cafe (A3) to nail treatment salon (A1).

Application No: **HGY/2007/2208** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 19/12/2007
 Location: 527 High Road N17 6SB
 Proposal: Installation of new shopfront, repairs to roof, render, windows and brickwork, re-instatement of first floor balcony and original features.

Application No: **HGY/2007/2181** Officer: Ruma Nowaz
 Decision: REF Decision Date: 17/12/2007
 Location: 15 Linley Road N17 6RP
 Proposal: Erection of single storey rear extension

Application No: **HGY/2007/2150** Officer: Gary Savins
 Decision: GTD Decision Date: 12/12/2007
 Location: 22 Moorefield Road N17 6PY
 Proposal: Change of use from Postal Sorting Office (A1) to Community Centre (D1), with associated alterations to attached side building to provide canteen.

WARD: **Crouch End**

Application No: **HGY/2007/2533** Officer: Oliver Christian
 Decision: GTD Decision Date: 10/01/2008
 Location: 104 Crouch Hill N8 9EA
 Proposal: Approval Of Details pursuant to Condition 3 (materials - Brick) attached to planning permission reference HGY/2007/1103.

Application No:	HGY/2007/2474	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	10/01/2008
Location:	Rear of 28 Coolhurst Road N8 8EL		
Proposal:	Approval Of Details pursuant to Condition 3 (Materials) and Condition 7 (foundations and services) attached to planning application reference HGY/2006/0522.		
Application No:	HGY/2007/2412	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	10/01/2008
Location:	Land Adjacent to 2 Fairfield Road N8 9HG		
Proposal:	Conversion of existing garage into single storey residential unit.		
Application No:	HGY/2007/2397	Officer:	Oliver Christian
Decision:	REF	Decision Date:	10/01/2008
Location:	25 Hurst Avenue N6 5TX		
Proposal:	Conservation Area Consent for demolition of existing buildings and erection of 2 x two storey, four bedroom houses with basement area, garden studio and associated parking.		
Application No:	HGY/2007/2395	Officer:	Oliver Christian
Decision:	REF	Decision Date:	10/01/2008
Location:	25 Hurst Avenue N6 5TX		
Proposal:	Demolition of existing buildings and erection of 2 x two storey, four bedroom houses with basement area, garden studio and associated parking.		
Application No:	HGY/2007/2389	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	10/01/2008
Location:	26 Briston Grove N8 9EX		
Proposal:	Demolition of existing building and erection of 4 x four bed dwelling houses with off-street parking.		
Application No:	HGY/2007/2296	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	10/01/2008
Location:	Panorama Court, 56 Shepherds Hill N6 5RP		
Proposal:	Tree works to include 20% reduction of 2 x Sycamore, 2 x Holly and 1 x Ash together with repollarding of 1 x Lime.		
Application No:	HGY/2007/2374	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/01/2008
Location:	31 Broadway Parade, Tottenham Lane N8 9DB		
Proposal:	Erection of retractable canopy to shopfront		
Application No:	HGY/2007/2384	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	08/01/2008
Location:	49 Mount View Road N4 4SS		
Proposal:	Alteration of existing rear extension to single storey enclosure and link.		
Application No:	HGY/2007/2365	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	08/01/2008
Location:	Coleridge Primary School, Crouch End Hill N8 8DN		
Proposal:	Erection of temporary single storey classroom building.		

Application No:	HGY/2007/2293	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/12/2007
Location:	10 Priory Gardens N6 5QS		
Proposal:	Erection of single storey rear extension, two storey side extension with internal alterations.		
Application No:	HGY/2007/2280	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	24/12/2007
Location:	65A Glasslyn Road N8 8RJ		
Proposal:	Erection of rear single storey infill extension with bay window and rooflight.		
Application No:	HGY/2007/2407	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/12/2007
Location:	Flat A, 43 Crouch Hall Road N8 8HH		
Proposal:	Erection of single storey ground floor extension.		
Application No:	HGY/2007/2338	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	20/12/2007
Location:	21 Weston Park N8 9SY		
Proposal:	Erection of single storey rear ground floor infill extension.		
Application No:	HGY/2007/2333	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/12/2007
Location:	3 Waverley Road N8 9QS		
Proposal:	Replacement of existing timber framed windows and doors with timber doubled-glazed windows / doors.		
Application No:	HGY/2007/2318	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/12/2007
Location:	3 Claremont Road N6 5DA		
Proposal:	Demolition of existing side and rear conservatory extensions, removal of rear chimney stack, erection of single storey side and rear additions, erection of rear dormer windows, new access stairs and internal alterations.		
Application No:	HGY/2007/2264	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	20/12/2007
Location:	57 Glasslyn Road N8 8RJ		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2007/2263	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	19/12/2007
Location:	57 Glasslyn Road N8 8RJ		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/2218	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	19/12/2007
Location:	8 Broadway Parade, Tottenham Lane N8 9DE		
Proposal:	Erection of single storey rear extension and conversion of ground floor level from shop (A1) to restaurant (A3).		

Application No: **HGY/2007/2217** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 19/12/2007
Location: 7 Broadway Parade, Tottenham Lane N8 9DE
Proposal: Erection of single storey rear extension and conversion of ground floor level from shop (A2) to restaurant (A3).

Application No: **HGY/2007/1700** Officer: Oliver Christian
Decision: GTD Decision Date: 19/12/2007
Location: 16 Bourne Road N8 9HJ
Proposal: Erection of side and rear dormer windows and velux windows to front elevation.

Application No: **HGY/2007/2368** Officer: Jeffrey Holt
Decision: GTD Decision Date: 12/12/2007
Location: 28 Coolhurst Road N8 8EL
Proposal: Tree works to include re-pollard to old pollard points of 1 x Lime tree.

Application No: **HGY/2007/1850** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 12/12/2007
Location: 40 Coleridge Road N8 8ED
Proposal: Approval Of Details pursuant to Condition 4 (landscaping) and Condition 7 (site) attached to planning permission reference HGY/2006/0837.

Application No: **HGY/2007/2345** Officer: Jeffrey Holt
Decision: GTD Decision Date: 11/12/2007
Location: Flat 1 Derwent Court, Cecile Park N8 9AT
Proposal: Replacement of existing glazed windows with aluminium white powder coated double glazed windows.

Application No: **HGY/2007/2209** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 11/12/2007
Location: 7 Montenotte Road N8 8RL
Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2007/2087** Officer: Genevieve Lee
Decision: GTD Decision Date: 11/12/2007
Location: 1 Tivoli Road N8 8RE
Proposal: Tree works to include pruning, crown reduction by third and removal of some lower branches of 3 x Sycamore trees.

WARD: **Fortis Green**

Application No: **HGY/2007/2362** Officer: Ruma Nowaz
Decision: GTD Decision Date: 07/01/2008
Location: 72 Tetherdown N10 1NG
Proposal: Tree works to include felling to ground level and treat stump of 1 x Beech tree.

Application No:	HGY/2007/2252	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	24/12/2007
Location:	1 Firemans Cottages, Fortis Green N10 3PB		
Proposal:	Erection of two storey rear extension.		
Application No:	HGY/2007/2255	Officer:	Gary Savins
Decision:	GTD	Decision Date:	20/12/2007
Location:	187 Osier Crescent N10 1QL		
Proposal:	Tree works to include crown reduction by 30%, removal of deadwood, stub, storm damage and clean out crown of 1 x London Plane tree.		
Application No:	HGY/2007/2253	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/12/2007
Location:	Lynton Grange, Fortis Green N2 9EU		
Proposal:	Tree works to include reduction extremities of branches, remove central dead stem down to main fork and reduce two vertical stems to reduce crown of 1 x Evergreen Oak tree and crown thin by 20% and crown lift of 3m (sensitive) of 1 x Beech tree.		
Application No:	HGY/2007/2199	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	18/12/2007
Location:	59 Greenham Road N10 1LN		
Proposal:	Erection side and rear dormer window with insertion of 1 x velux window to front elevation.		
Application No:	HGY/2007/2085	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	18/12/2007
Location:	43 Beech Drive N2 9NX		
Proposal:	Erection of new garage.		
Application No:	HGY/2007/2457	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/12/2007
Location:	Porters Lodge, Barrington Court, Colney Hatch Lane N10 1QG		
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/0227.		
Application No:	HGY/2007/1806	Officer:	Gary Savins
Decision:	REF	Decision Date:	12/12/2007
Location:	56 Muswell Hill N10 3ST		
Proposal:	Partition of the entrance to create a lobby, installation of new green coloured palisade fencing / pergola with planting around the perimeter of decked area and garden space.		
Application No:	HGY/2007/1776	Officer:	David Paton
Decision:	GTD	Decision Date:	12/12/2007
Location:	18 Colney Hatch Lane N10 1DU		
Proposal:	Extension of ground floor walls to enclose new first floor, with new mansard roof level and single storey side extension.		
Application No:	HGY/2007/2118	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	11/12/2007
Location:	54 Great North Road N6 4LT		
Proposal:	Conversion of property to form 4 x two bed self-contained flats.		

Application No: **HGY/2007/2125** Officer: Gary Savins
 Decision: PERM DEV Decision Date: 10/12/2007
 Location: 46 Marriott Road N10 1JF
 Proposal: Erection of single storey rear extension.

WARD: Harringay

Application No: **HGY/2007/1284** Officer: Brenda Loiusy-Johnson
 Decision: REF Decision Date: 11/01/2008
 Location: 7 Coningsby Road N4 1EG
 Proposal: Alterations to existing basement granted permission in 2003, to form separate one bed self-contained flat.

Application No: **HGY/2007/2342** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 20/12/2007
 Location: 89 Mattison Road N4 1BQ
 Proposal: Use of property as 2 self-contained flats.

Application No: **HGY/2007/2418** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 19/12/2007
 Location: 4 Umfreville Road N4 1SB
 Proposal: Erection of 2 rear dormer windows and insertion of 2 velux windows to front elevation.

Application No: **HGY/2007/2268** Officer: Oliver Christian
 Decision: GTD Decision Date: 19/12/2007
 Location: 335 Green Lanes N4 1DZ
 Proposal: Installation of ATM cash point machine.

Application No: **HGY/2007/2260** Officer: Oliver Christian
 Decision: REF Decision Date: 19/12/2007
 Location: 108 Mattison Road N4 1BE
 Proposal: Erection of rear dormer window.

Application No: **HGY/2007/2248** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 19/12/2007
 Location: 4A Allison Road N8 0AT
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2265** Officer: Oliver Christian
 Decision: GTD Decision Date: 19/12/2007
 Location: 335 Green Lanes N4 1DZ
 Proposal: Display of 1 x internally illuminated ATM fascia sign.

Application No: **HGY/2007/2200** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 18/12/2007
Location: 463 Green Lanes N4 1HE
Proposal: Removal of existing steel container and erection of single storey rear extension to provide improved shop, stock and storage facilities.

Application No: **HGY/2007/2242** Officer: John Ogenga P'Lakop
Decision: PERM DEV Decision Date: 11/12/2007
Location: 74 Falkland Road N8 0NP
Proposal: Erection of rear dormer window and insertion of 1 x velux window.

Application No: **HGY/2007/2161** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 11/12/2007
Location: 44B Park Road N15 3HR
Proposal: Erection of rear dormer window and insertion of 2 x rooflights to front roofslope to facilitate loft conversion.

Application No: **HGY/2007/2120** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 11/12/2007
Location: 405 Green Lanes N4 1EU
Proposal: Provision of smoking area and erection of retractable awnings to front and side elevations.

Application No: **HGY/2007/2227** Officer: John Ogenga P'Lakop
Decision: PERM DEV Decision Date: 11/12/2007
Location: 335 Wightman Road N8 0NA
Proposal: Erection of single storey rear extension.

WARD: **Highgate**

Application No: **HGY/2007/2422** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 10/01/2008
Location: 16 Oldfield Mews N6 5XA
Proposal: Conversion of garage into office / study, infill of garage door opening with window and wall, and installation of 2 velux style roof lights to rear of property.

Application No: **HGY/2007/2401** Officer: Gary Savins
Decision: PERM DEV Decision Date: 10/01/2008
Location: 10 Southwood Avenue N6 5RZ
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2399** Officer: Matthew Gunning
Decision: GTD Decision Date: 10/01/2008
Location: 70 Southwood Lane N6 5SP
Proposal: Erection of three storey 5 bedroom detached house.

Application No:	HGY/2007/2405	Officer:	Gary Savins	Decision Date:	10/01/2008
Decision:	GTD				
Location:	2c Bloomfield Road N6 4ET				
Proposal:	Retrospective planning application for the retention of security grilles on windows.				
Application No:	HGY/2007/2379	Officer:	Matthew Gunning	Decision Date:	08/01/2008
Decision:	GTD				
Location:	361 Archway Road N6 4EJ				
Proposal:	Display of 1 x internally illuminated signage.				
Application No:	HGY/2007/2353	Officer:	Luke McSoriley	Decision Date:	08/01/2008
Decision:	GTD				
Location:	359 Archway Road N6 4EJ				
Proposal:	Installation of new shop front.				
Application No:	HGY/2007/2347	Officer:	Matthew Gunning	Decision Date:	08/01/2008
Decision:	GTD				
Location:	8 View Road N6 4DB				
Proposal:	Approval Of Details pursuant to Conditions 1 (materials) and 2 (trees and landscaping) attached to planning permission reference HGY/2007/0137.				
Application No:	HGY/2007/2346	Officer:	Matthew Gunning	Decision Date:	08/01/2008
Decision:	GTD				
Location:	8 View Road N6 4DB				
Proposal:	Approval Of Details pursuant to Conditions 5 (landscaping), 7 (foundations) and 9 (boundaries) attached to planning permission reference HGY/2006/0813.				
Application No:	HGY/2007/2378	Officer:	Matthew Gunning	Decision Date:	08/01/2008
Decision:	GTD				
Location:	361 Archway Road N6 4EJ				
Proposal:	Retention of Automated Teller Machine.				
Application No:	HGY/2007/2367	Officer:	Gary Savins	Decision Date:	03/01/2008
Decision:	GTD				
Location:	27 Southwood Lawn Road N6 5SD				
Proposal:	Tree works to include thinning throughout the crown by 25%, reduce branches, remove weak branches, remove all rubbing branches and remove all branches to a height of 6m of 1 x Beech Tree.				
Application No:	HGY/2007/2350	Officer:	Ruma Nowaz	Decision Date:	03/01/2008
Decision:	GTD				
Location:	Land Adjacent 2 Church Road N6 4QT				
Proposal:	Conservation Area Consent for demolition of existing garages and erection of new 2 storey three bed house at ground and lower ground floor level.				
Application No:	HGY/2007/2349	Officer:	Ruma Nowaz	Decision Date:	03/01/2008
Decision:	GTD				
Location:	Land Adjacent 2 Church Road N6 4QT				
Proposal:	Demolition of existing garages and erection of new 2 storey three bed house at ground and lower ground floor level.				

Application No:	HGY/2007/2339	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/01/2008
Location:	Derwen, Compton Avenue N6 4LH		
Proposal:	Demolition of existing single storey sun room to rear and erection of new single storey rear extension.		
Application No:	HGY/2007/2341	Officer:	David Paton
Decision:	REF	Decision Date:	02/01/2008
Location:	51 Southwood Lane N6 5ED		
Proposal:	Creation of roof terrace over existing single storey rear extension with metal railings and staircase to enable access to rear garden.		
Application No:	HGY/2007/1397	Officer:	Gary Savins
Decision:	GTD	Decision Date:	02/01/2008
Location:	455 Archway Road N6 4HT		
Proposal:	Conversion of property into two flats.		
Application No:	HGY/2007/2290	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	28/12/2007
Location:	21 Highgate Close N6 4SD		
Proposal:	Erection of first floor extension over flat roof.		
Application No:	HGY/2007/1097	Officer:	David Paton
Decision:	GTD	Decision Date:	28/12/2007
Location:	Ridgemount Courtenay Avenue N6 4LR		
Proposal:	Erection of two storey detached dwellinghouse with accommodation in roofspace, and garage and swimming pool in basement (amendment to scheme approved under HGY/2005/0851).		
Application No:	HGY/2007/2302	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	27/12/2007
Location:	Flat 4, 68 Southwood Lane N6 5DY		
Proposal:	Erection of rear dormer window with new balcony and sliding / folding doors.		
Application No:	HGY/2007/2312	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/12/2007
Location:	18 Oldfield Mews N6 5XA		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/2286	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/12/2007
Location:	23 Southwood Lawn Road N6 5SD		
Proposal:	Erection of one side dormer window and one rear dormer window and the insertion of a timber frame and clear toughened safety glazing in the triangular frontage of the existing gable end.		
Application No:	HGY/2007/1577	Officer:	David Paton
Decision:	REF	Decision Date:	27/12/2007
Location:	Electricity sub station, Tile Kiln Lane N6 5LG		
Proposal:	Conservation Area Consent for demolition of existing sub-station and erection of two and a half storey 2 bedroom single dwelling house.		

Application No: **HGY/2007/1576** Officer: David Paton
Decision: REF Decision Date: 27/12/2007
Location: Electricity sub station, Tile Kiln Lane N6 5LG
Proposal: Demolition of existing sub-station and erection of two and a half storey 2 bedroom single dwelling house.

Application No: **HGY/2007/1836** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/12/2007
Location: Flat 1 25 Jacksons Lane N6 5SR
Proposal: Demolition of existing extension and erection of single storey rear extension with sedum roof.

Application No: **HGY/2007/0454** Officer: David Paton
Decision: GTD Decision Date: 17/12/2007
Location: R/O 269 Archway Road N6 5BT
Proposal: Conservation Area Consent for the demolition of existing garages and erection of 1 x 2 storey two bedroom dwelling house with study.

Application No: **HGY/2007/2168** Officer: Matthew Gunning
Decision: GTD Decision Date: 14/12/2007
Location: 17 Hornsey Lane Gardens N6 5NX
Proposal: Use of property as single dwellinghouse.

Application No: **HGY/2007/2198** Officer: Matthew Gunning
Decision: GTD Decision Date: 12/12/2007
Location: 8 View Road N6 4DB
Proposal: Amendments to approved plans HGY/2006/0813 and HGY/2007/0137 (rear extension) and changes to North East and South West elevations.

Application No: **HGY/2007/2393** Officer: David Paton
Decision: GTD Decision Date: 11/12/2007
Location: Beaulieu Courtenay Avenue N6 4LP
Proposal: Approval Of Details pursuant to Condition three (materials) attached to planning permission reference HGY/2006/1910, including Hoskins Bromley Red Multi bricks, with Koramic "Toscana" smooth clay roof tiles, and natural stone window & door surrounds with timber frames.

Application No: **HGY/2007/2202** Officer: Gary Savins
Decision: GTD Decision Date: 11/12/2007
Location: 14A Sheldon Avenue N6 4JT
Proposal: Erection of single storey rear extension, erection of 2 x front dormer windows, 2 x rear dormer windows and insertion of 2 x velux windows. Erection of single storey extension to front elevation to form a new entrance porch.

Application No: **HGY/2007/2163** Officer: Tara Jane Fisher
Decision: REF Decision Date: 11/12/2007
Location: 7 Stormont Road N6 4NS
Proposal: Installation of sliding gates and railings at entrance to drive.

Application No: **HGY/2007/2598** Officer: Stuart Cooke
Decision: GTD Decision Date: 10/01/2008
Location: Land rear of 42-48 Newland Road N8
Proposal: Approval Of Details pursuant to Condition 8 (Soil Contamination Report) attached to planning application reference HGY/2007/1518.

Application No: **HGY/2007/2400** Officer: Oliver Christian
Decision: GTD Decision Date: 10/01/2008
Location: 274 Ferme Park Road N8 9BL
Proposal: Erection of two storey rear extension.

Application No: **HGY/2007/2279** Officer: Oliver Christian
Decision: GTD Decision Date: 19/12/2007
Location: 59 Tottenham Lane N8 9BE
Proposal: Display of new shop fascia sign with external swan neck lamps.

Application No: **HGY/2007/1620** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 12/12/2007
Location: 10 Priory Road N8 7RD
Proposal: Erection of single storey rear extension and new roof infill to existing side extension.

Application No: **HGY/2007/2180** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 11/12/2007
Location: 75 South View Road N8 7LX
Proposal: Retention of single storey rear infill extension.

WARD: **Muswell Hill**

Application No: **HGY/2007/2363** Officer: Ruma Nowaz
Decision: REF Decision Date: 07/01/2008
Location: 68 Priory Road N8 7EX
Proposal: Retrospective planning application for the retention of trellis screen and garden shed

Application No: **HGY/2007/2322** Officer: Matthew Gunning
Decision: GTD Decision Date: 02/01/2008
Location: 91 Wood Vale N10 3DL
Proposal: Demolition of existing extension and erection of single storey side extension and erection of side and rear dormer windows.

Application No: **HGY/2007/1334** Officer: David Paton
Decision: REF Decision Date: 02/01/2008
Location: Buckingham Lodge, 2 Muswell Hill N10 3TG
Proposal: Replacement of existing metal 'crittal' windows with uPVC windows.

Application No: **HGY/2007/2297** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 31/12/2007
 Location: 79 Muswell Hill Place N10 3RP
 Proposal: Erection of rear dormer window and alteration of roof from hip to gable.

Application No: **HGY/2007/2299** Officer: Gary Savins
 Decision: GTD Decision Date: 31/12/2007
 Location: North Middlesex Cricket Club, 185A Park Road N8 8JP
 Proposal: Retention of three air-conditioning units.

Application No: **HGY/2007/2324** Officer: Luke McSoriley
 Decision: GTD Decision Date: 28/12/2007
 Location: Odeon Cinema, Fortis Green Road N10 3HP
 Proposal: Listed Building Consent for the construction of internal staircase in existing storeroom up to existing projection room.

Application No: **HGY/2007/2267** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 27/12/2007
 Location: 35 Palace Road N8 8QL
 Proposal: Extension of roof by conversion from hipped roof to hip to gable and erection of rear dormer window.

Application No: **HGY/2007/2257** Officer: Gary Savins
 Decision: GTD Decision Date: 20/12/2007
 Location: Flat 3, 37 Woodland Gardens N10 3UE
 Proposal: Erection of rear dormer window and insertion of 1 x velux window to front elevation.

Application No: **HGY/2007/2220** Officer: Gary Savins
 Decision: GTD Decision Date: 19/12/2007
 Location: R/O 10 Muswell Hill N10 3TA
 Proposal: Amendment to existing approved planning permission reference (HGY/2006/2011 - erection of 1 x three bedroom house) to include excavation to basement to create a gym, shower, sauna, utility room together with creation of lightwell and stairs.

Application No: **HGY/2007/2228** Officer: Ruma Nowaz
 Decision: REF Decision Date: 19/12/2007
 Location: 95 Wood Vale N10 3DL
 Proposal: Erection of steel spiral staircase to rear of property to enable access from second floor to garden area.

Application No: **HGY/2007/2090** Officer: Gary Savins
 Decision: GTD Decision Date: 19/12/2007
 Location: Former Garden Centre, Cranley Gardens N10 3AR
 Proposal: Approval Of Details of reserved matters to Condition two (materials), Condition three (landscaping and boundary treatment) and Condition four (written method statement) attached to planning permission reference HGY/2006/1445.

Application No: **HGY/2007/2194** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 18/12/2007
 Location: John Baird Public House, 122 Fortis Green Road N10 3HN
 Proposal: Renewal of planning permission HGY/2000/0629 for the display of illuminated fascia signs and pictorial amenity board.

Application No:	HGY/2007/2185	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	12/12/2007
Location:	59 Etheldene Avenue N10 3QD		
Proposal:	Erection of single storey rear extension and erection of side and rear dormer window to facilitate loft conversion.		
Application No:	HGY/2007/2170	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	12/12/2007
Location:	22 Church Crescent N10 3ND		
Proposal:	Erection of single storey rear extension and excavation of basement level.		
Application No:	HGY/2007/2133	Officer:	Gary Savins
Decision:	GTD	Decision Date:	11/12/2007
Location:	30 Cranley Gardens N10 3AP		
Proposal:	Tree works to include felling to ground level of 1 x Oak tree, and crown reduction by 25% and crown thinning by 10% to 1 x Oak tree.		
Application No:	HGY/2007/2182	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	11/12/2007
Location:	29 Rookfield Avenue N10 3TS		
Proposal:	Incorporation of glazed roof and glass clerestory light to approved single storey rear extension (original reference HGY/2006/0987).		
Application No:	HGY/2007/2121	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	11/12/2007
Location:	Ground Floor Flat, 30 Palace Road N8 8QJ		
Proposal:	Erection of single storey rear extension.		

WARD: Noel Park

Application No:	HGY/2007/2408	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/01/2008
Location:	Shopping City, High Road entrance, High Road N22		
Proposal:	Display of 2 x internally illuminated fascia signs.		
Application No:	HGY/2007/2396	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/01/2008
Location:	Shopping City, High Road entrance, High Road N22 6YD		
Proposal:	Removal of canopy realignment of existing entrance doors and installation of new external cladding.		
Application No:	HGY/2007/2359	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/01/2008
Location:	50 Turnpike Lane N8 0PS		
Proposal:	Conversion of property into two self contained flats.		

Application No: **HGY/2007/2321** Officer: Ruma Nowaz
Decision: GTD Decision Date: 02/01/2008
Location: 31 High Road N22 6BH
Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

Application No: **HGY/2007/2300** Officer: Gary Savins
Decision: GTD Decision Date: 02/01/2008
Location: John Raphael House, Coburg Road N22 6UJ
Proposal: Amendment to previous approval (HGY/2005/0222) to allow ground floor (Units A & B) to be used for community use / place of worship and first floor (Units C & D) to be used as business and training centre (D1).

Application No: **HGY/2007/2204** Officer: Ruma Nowaz
Decision: PERM REQ Decision Date: 19/12/2007
Location: 150 Farrant Avenue N22 6PG
Proposal: Certificate of Lawfulness for retention of double-glazed uPVC window frames.

Application No: **HGY/2007/2172** Officer: Ruma Nowaz
Decision: REF Decision Date: 13/12/2007
Location: 87 Mayes Road N22 6UP
Proposal: Erection of two storey rear extension, infill of existing lightwell, erection of rear dormer window and conversion to form 2 x two bed flats and one studio flat.

Application No: **HGY/2007/2175** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 12/12/2007
Location: 62 High Road N22 6DH
Proposal: Display of 1 x internally illuminated fascia signage for ATM.

Application No: **HGY/2007/2174** Officer: Gary Savins
Decision: GTD Decision Date: 12/12/2007
Location: 62 High Road N22 6DH
Proposal: Installation of cash point machines.

Application No: **HGY/2007/2141** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/12/2007
Location: Unit 5 Hollywood Green, 180 High Road N22 6EJ
Proposal: Erection of glazed canopy to front elevation as smoking shelter.

WARD: **Northumberland Park**

Application No: **HGY/2007/2156** Officer: Matthew Gunning
Decision: GTD Decision Date: 08/01/2008
Location: 71 St Pauls Road N17 0ND
Proposal: Approval Of Details pursuant to Condition three (materials) attached to planning permission reference HGY/2007/0780.

Application No: **HGY/2007/2337** Officer: Luke McSoriley
Decision: GTD Decision Date: 03/01/2008
Location: 72 Park Lane N17 0JR
Proposal: Change of use of ground floor shop (A1 retail) to residential use (C3), demolition of existing single storey rear extension, erection of ground and second floor rear extensions, formation of new windows at ground floor level, formation of second floor roof terrace. Conversion of building into 1 x three bedroom, 1 x two bedroom and 1 x one bedroom self-contained flats.

Application No: **HGY/2007/2348** Officer: Gary Savins
Decision: GTD Decision Date: 02/01/2008
Location: 835 High Road N17 8ER
Proposal: Change of use from A1 (shop) to A3 (restaurant) and minor alterations.

Application No: **HGY/2007/2283** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 27/12/2007
Location: 73-91 Northumberland Park N17 0TH
Proposal: Replacement of existing windows with PVCu white double-glazed windows.

Application No: **HGY/2007/2311** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 27/12/2007
Location: 20 Vicarage Road N17 0BG
Proposal: Erection of rear single storey extension.

Application No: **HGY/2007/2219** Officer: Gary Savins
Decision: REF Decision Date: 18/12/2007
Location: 109 Pembury Road N17 8LY
Proposal: Conversion of property into 2 x two bedroom, 1 x one bedroom and 1 x studio flats.

Application No: **HGY/2007/2171** Officer: Ruma Nowaz
Decision: GTD Decision Date: 13/12/2007
Location: 40 Lordship Lane N17 8NS
Proposal: Change of use from shop (A1) to restaurant / cafe (A3).

Application No: **HGY/2007/2137** Officer: Gary Savins
Decision: REF Decision Date: 11/12/2007
Location: 38 Lordship Lane N17 8NS
Proposal: Change of use of ground floor from Estate Agent (A2) to Mini Cab Firm (Sui Generis).

WARD: **St. Ann's**

Application No: **HGY/2007/2236** Officer: Oliver Christian
Decision: GTD Decision Date: 11/01/2008
Location: 103-149 Cornwall Road & Land Adjoining 2 Falmer Road N15 5AX
Proposal: Approval Of Details pursuant to Condition 2 & 3 (hard and soft landscaping) attached to appeal reference APP/Y5420/A/06/2032466 which states that the works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Application No:	HGY/2007/2098	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	11/01/2008
Location:	103-149 Cornwall Road & Land Adjoining 2 Falmer Road N15		
Proposal:	Approval Of Details pursuant to Condition four (materials) attached to appeal Allowed reference APP/Y/A/06/2032466.		
Application No:	HGY/2007/2441	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	10/01/2008
Location:	111 Haringay Road N15 3HP		
Proposal:	Use of property as 2 self-contained flats.		
Application No:	HGY/2007/2586	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	09/01/2008
Location:	45 Avenue Road N15 5JG		
Proposal:	Certificate of Lawfulness for use of property as four self contained flats		
Application No:	HGY/2007/2336	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/12/2007
Location:	29 Etherley Road N15 3AL		
Proposal:	Use of property as 6 self-contained flats.		
Application No:	HGY/2007/2292	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	20/12/2007
Location:	9 Clarence Road N15 5BB		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2007/2288	Officer:	Oliver Christian
Decision:	REF	Decision Date:	20/12/2007
Location:	R/O 434 St Anns Road N15 3JH		
Proposal:	Change of use from vacant garage to hand car wash.		
Application No:	HGY/2007/2344	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	11/12/2007
Location:	92 Chesterfield Gardens N4 1LR		
Proposal:	Erection of rear dormer window and addition of single storey bay window to side of kitchen.		
Application No:	HGY/2007/2343	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	11/12/2007
Location:	25 Chesterfield Gardens N4 1LJ		
Proposal:	Erection of rear dormer window and addition of single storey bay window to side of kitchen.		

Application No:	HGY/2007/2436	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	10/01/2008
Location:	14 Manchester Road N15 6HP		
Proposal:	Conversion of roof space, formation of rear dormer window and erection of new entrance staircase.		
Application No:	HGY/2007/2364	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/12/2007
Location:	Unit 4b The Arena Retail Park, Williamson Road N4 1ED		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated, 1 x double sided projecting sign.		
Application No:	HGY/2007/2285	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	19/12/2007
Location:	26 Crowland Road N15 6UT		
Proposal:	Conversion of property into two self contained flats.		
Application No:	HGY/2007/2282	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/12/2007
Location:	Gladesmore Sports Centre, Crowland Road N15 6UR		
Proposal:	Erection of rear extension to provide a new dance studio and gym. Alterations to car park.		
Application No:	HGY/2007/2256	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	18/12/2007
Location:	106 Wargrave Avenue N15 6UA		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2007/2186	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	17/12/2007
Location:	79 Gladesmore Road N15 6TL		
Proposal:	Erection of front and rear dormer windows to facilitate a loft conversion.		
Application No:	HGY/2007/2380	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	11/12/2007
Location:	39 Wellington Avenue N15 6AS		
Proposal:	Retention of and alterations to front boundary wall and gates.		
Application No:	HGY/2007/2184	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	11/12/2007
Location:	Sainsbury's, Williamson Road N4 1UJ		
Proposal:	Creation of additional public access route, footpath extension and minor amendments to the southeast elevation (ATM) and location of cycle hoops.		
Application No:	HGY/2007/2190	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	11/12/2007
Location:	Woodberry Tavern, 618 Seven Sisters Road N15 6JH		
Proposal:	Installation of Terrasol awning.		

Application No: **HGY/2007/1665** Officer: Brenda Loiusy-Johnson
 Decision: GTD Decision Date: 11/12/2007
 Location: St. Ignatius Presbytre, 27 High Road N15 6ND
 Proposal: Replacement of existing wooden framed windows with black powder coated aluminium double glazed windows.

Application No: **HGY/2007/2108** Officer: Jeffrey Holt
 Decision: REF Decision Date: 10/12/2007
 Location: 87 Gladesmore Road N15 6TL
 Proposal: Erection of front and rear dormer windows.

WARD: **Stroud Green**

Application No: **HGY/2007/2404** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 11/01/2008
 Location: 65C Florence Road N4 4DJ
 Proposal: Rear dormer window.

Application No: **HGY/2007/2470** Officer: Oliver Christian
 Decision: REF Decision Date: 10/01/2008
 Location: Land Adjacent 1 Scarborough Road N4
 Proposal: Demolition of existing buildings and erection of three storey detached house.

Application No: **HGY/2007/2386** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 10/01/2008
 Location: 21 Granville Road N4 4EJ
 Proposal: Erection of shed in rear garden.

Application No: **HGY/2007/2340** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 24/12/2007
 Location: 39 Florence Road N4 4DJ
 Proposal: Insertion of window to ground floor side elevation.

Application No: **HGY/2007/2323** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 20/12/2007
 Location: 1 Oakfield Road N4 4NH
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2298** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 20/12/2007
 Location: 22B Ferme Park Road N4 4ED
 Proposal: Excavation of basement to create habitable rooms, creation of lightwell to front and patio to rear.

Application No:	HGY/2007/2259	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/12/2007
Location:	59 Stapleton Hall Road N4 3QF		
Proposal:	Erection of first floor extension and addition of single flight staircase.		
Application No:	HGY/2007/2249	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	19/12/2007
Location:	26 Stroud Green Road N4 3EA		
Proposal:	Retention of 1 x internally illuminated wall mounted display unit.		
Application No:	HGY/2007/2355	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	12/12/2007
Location:	Ground Floor Flat, 24 Albany Road N4 4RJ		
Proposal:	Conservation Area Consent for the demolition of existing garden wall and erection of 2 meter hardwood fence.		
Application No:	HGY/2007/2351	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	12/12/2007
Location:	Ground Floor Flat, 24 Albany Road N4 4RJ		
Proposal:	Demolition of existing garden wall and erection of 2 meters hardwood fence.		
Application No:	HGY/2007/2381	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	11/12/2007
Location:	51b Ridge Road N8 9LJ		
Proposal:	Retrospective planning application for the retention of decking area and platform structure.		
Application No:	HGY/2007/2211	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	11/12/2007
Location:	93A Weston Park N8 9PR		
Proposal:	Change of use from shop (A1) to a yoga centre (D1).		
Application No:	HGY/2007/2166	Officer:	Oliver Christian
Decision:	REF	Decision Date:	11/12/2007
Location:	51 Ferme Park Road N4 4EB		
Proposal:	Erection of rear single storey conservatory extension at ground floor level.		

WARD: **Tottenham Green**

Application No:	HGY/2007/2484	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	10/01/2008
Location:	Unit A1 Tottenham Hale Retail Park, Broad Lane N15 4QD		
Proposal:	Display of 8 x internally illuminated fascia signs.		

Application No:	HGY/2007/2224	Officer:	Stuart Cooke	Decision Date:	10/01/2008
Decision:	REF				
Location:	Land At Rear Of 97-99 Philip Lane N15 4JR				
Proposal:	Erection of 3 storey building comprising 6 x one bed self-contained flats.				
Application No:	HGY/2007/2221	Officer:	Stuart Cooke	Decision Date:	10/01/2008
Decision:	REF				
Location:	97-99 Philip Lane N15 4JR				
Proposal:	Retention and rebuilding of existing fire damaged building, including 2 storey extension to rear to provide 8 x one bed flats, 2 x two bed flats and 2 x three bed flats.				
Application No:	HGY/2007/2369	Officer:	Stuart Cooke	Decision Date:	09/01/2008
Decision:	NOT DEV				
Location:	57 Grove Park Road N15 4SL				
Proposal:	Certificate of Lawfulness for use of property as residential care home for up to 5 people.				
Application No:	HGY/2007/2370	Officer:	John Ogenga P'Lakop	Decision Date:	09/01/2008
Decision:	REF				
Location:	35 Suffield Road N15 5JX				
Proposal:	Alterations to rear elevation and use of flat roof as fire escape (retrospective application).				
Application No:	HGY/2007/2375	Officer:	Jeffrey Holt	Decision Date:	08/01/2008
Decision:	GTD				
Location:	3 Townsend Road N15 4NT				
Proposal:	Conversion of property into 2 self-contained flats.				
Application No:	HGY/2007/2327	Officer:	Oliver Christian	Decision Date:	24/12/2007
Decision:	GTD				
Location:	131-133 High Cross Road N17 9NU				
Proposal:	Change of use from bakery (A1) to restaurant / cafe (A3).				
Application No:	HGY/2007/2289	Officer:	Oliver Christian	Decision Date:	19/12/2007
Decision:	GTD				
Location:	16 West Green Road N15 5NN				
Proposal:	Display of internally illuminated ATM fascia signage.				
Application No:	HGY/2007/2240	Officer:	Stuart Cooke	Decision Date:	19/12/2007
Decision:	GTD				
Location:	JD Sports, Tottenham Hale Retail Park, Broad Lane N15 4QD				
Proposal:	Display of 8 x internally illuminated fascia signs.				
Application No:	HGY/2007/2287	Officer:	Oliver Christian	Decision Date:	19/12/2007
Decision:	GTD				
Location:	16 West Green Road N15 5NN				
Proposal:	Installation of Automated Teller Machine.				

Application No: **HGY/2007/2149** Officer: Jeffrey Holt
 Decision: REF Decision Date: 11/12/2007
 Location: 209-211 Philip Lane N15 4HL
 Proposal: Change of use of premises from off-licence (A1) to organic wine bar (A4).

WARD: Tottenham Hale

Application No: **HGY/2007/2420** Officer: Stuart Cooke
 Decision: REF Decision Date: 10/01/2008
 Location: The Two Brewers, 40-42 Scotland Green N17 9TT
 Proposal: Erection of three storey building to form 6 x 2 bed flats and refurbishment of first floor to form 1 x 2 bed flats.

Application No: **HGY/2007/1606** Officer: Stuart Cooke
 Decision: GTD Decision Date: 10/01/2008
 Location: Land to the rear of 8 Lansdowne Road, Liston Road N17
 Proposal: Approval Of Details pursuant to Condition 6.2) (materials) attached to appeal Allowed reference APP/Y5420/A/06/2008859.

Application No: **HGY/2007/1470** Officer: Stuart Cooke
 Decision: GTD Decision Date: 10/01/2008
 Location: 538-554 High Road N17 9SY
 Proposal: Approval Of Details pursuant to Conditions 4 (details of stone pediment, cupola and decorative bracket) and 8 (materials) attached to planning permission reference HGY/2006/0260.

Application No: **HGY/2007/2303** Officer: Stuart Cooke
 Decision: GTD Decision Date: 08/01/2008
 Location: 538-554 High Road N17 9SY
 Proposal: Approval Of Details pursuant to Condition 9 (information on storage buildings to rear) and Condition 10 (refuse, waste storage and recycling) attached to planning permission reference HGY/2006/0260.

Application No: **HGY/2007/2335** Officer: Oliver Christian
 Decision: GTD Decision Date: 24/12/2007
 Location: 500-508 High Road N17 9JF
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x externally illuminated projecting sign.

Application No: **HGY/2007/2334** Officer: Oliver Christian
 Decision: GTD Decision Date: 24/12/2007
 Location: 500-508 High Road N17 9JF
 Proposal: Installation of new shopfront.

Application No: **HGY/2007/2099** Officer: Paul Smith
 Decision: GTD Decision Date: 21/12/2007
 Location: GLS Depot Ferry Lane N17 9QQ
 Proposal: Details pursuant to Outline planning application dated 9 October 2007 Reference No. HGY/2006/1177 including conditions 5, 11, 12, 42 of the above planning permission for the construction of a level basement incorporating a car park and bicycle parking, with associated access ramps, building cores associated plant areas. Construction of an Energy Centre with combined Heat and Power (CHP) facility and site wide infrastructure.

Application No: **HGY/2007/2273** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 20/12/2007
Location: 56 Kimberley Road N17 9BJ
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2294** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 19/12/2007
Location: 484-486 High Road N17 9JF
Proposal: Alterations to the upper floors to convert two self contained flats to form 2 x 2 self contained flats and mansard roof extension to create 1 x 2 self contained flats.

Application No: **HGY/2007/2201** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 19/12/2007
Location: 22 Lansdowne Road N17 9XE
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2243** Officer: Luke McSoriley
Decision: GTD Decision Date: 18/12/2007
Location: 570 - 592 High Road N17 9TA
Proposal: Continuation of partial change of use of car park to hand car wash service.

Application No: **HGY/2007/2419** Officer: Stuart Cooke
Decision: GTD Decision Date: 11/12/2007
Location: Silver Industrial Estate, Reform Row N17 9SZ
Proposal: Approval Of Details pursuant to Condition 15 (drainage) attached to planning application reference HGY/2005/1814.

WARD: **West Green**

Application No: **HGY/2007/2403** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 10/01/2008
Location: 51 Mannoek Road N22 6AB
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front elevation.

Application No: **HGY/2007/2390** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 09/01/2008
Location: 5 Stanmore Road N15 3PR
Proposal: Certificate of Lawfulness for erection of single storey rear extension.

Application No: **HGY/2007/2371** Officer: Gary Savins
Decision: PERM DEV Decision Date: 08/01/2008
Location: 34 Downhills Way N17 6BA
Proposal: Erection of single storey rear extension.

Application No:	HGY/2007/2481	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/01/2008
Location:	41 Downhills Way N17 6AN		
Proposal:	Use of property as 2 self-contained flats.		
Application No:	HGY/2007/2326	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	28/12/2007
Location:	472-480 West Green Road N15 3DA		
Proposal:	Display of 2 x internally illuminated fascia signs and 1 x projecting sign.		
Application No:	HGY/2007/2325	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	28/12/2007
Location:	472-480 West Green Road N15 3DA		
Proposal:	Installation of new shopfront and 3 air conditioning condenser units to rear elevation.		
Application No:	HGY/2007/2330	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	27/12/2007
Location:	60 Westbury Avenue N22 6RS		
Proposal:	Erection of single storey rear extension and erection of a rear dormer window.		
Application No:	HGY/2007/2276	Officer:	Gary Savins
Decision:	REF	Decision Date:	27/12/2007
Location:	32 Westbury Avenue N22 6RS		
Proposal:	Change of use from retail (A1) to mixed use of retail / food takeaway (A1 / A5).		
Application No:	HGY/2007/2275	Officer:	Gary Savins
Decision:	GTD	Decision Date:	27/12/2007
Location:	32 Westbury Avenue N22 6RS		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2007/2262	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/12/2007
Location:	Section of road between Boundary Road & Belmont Recreation Ground, Hawke Park Road N22		
Proposal:	Removal of existing gates and boundary railings, and erection of new gates and railings to Boundary Road frontage. Incorporation of existing public highway into Belmont Recreation Ground with associated hard and soft landscaping.		
Application No:	HGY/2007/2241	Officer:	David Paton
Decision:	REF	Decision Date:	20/12/2007
Location:	13A Carlingford Road N15 3ED		
Proposal:	Demolition of existing buildings and erection of 4 x two storey terraced dwellings comprising 1 x three / four bed, 2 x three bed and 1 x two bed houses.		
Application No:	HGY/2007/2234	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	20/12/2007
Location:	454 West Green Road N15 3PT		
Proposal:	Display of 1 x internally illuminated sign.		

Application No: **HGY/2007/2233** Officer: Ruma Nowaz
Decision: GTD Decision Date: 20/12/2007
Location: 454 West Green Road N15 3PT
Proposal: Installation of cash point machine.

Application No: **HGY/2007/2231** Officer: Luke McSoriley
Decision: GTD Decision Date: 18/12/2007
Location: 78 Sirdar Road N22 6RD
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front elevation.

Application No: **HGY/2007/2223** Officer: Luke McSoriley
Decision: GTD Decision Date: 18/12/2007
Location: 139 Downhills Way N17 6AH
Proposal: Conversion of property into 2 self-contained flats comprising 2 x 2 bedroom flats (amended).

Application No: **HGY/2007/2197** Officer: Ruma Nowaz
Decision: GTD Decision Date: 18/12/2007
Location: 270 Langham Road N15 3NP
Proposal: Renewal of time limited permission, reference HGY/2004/1951, for the continuation of use of ground floor as a radio-controlled mini-cab office.

Application No: **HGY/2007/2320** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 12/12/2007
Location: 339 Lordship Lane N17 6AZ
Proposal: Approval Of Details pursuant to Condition 2 (sample of materials) attached to planning appeal reference APP/Y5420/A/1155097, original planning permission reference HGY/2004/1106.

Application No: **HGY/2007/2142** Officer: Luke McSoriley
Decision: REF Decision Date: 11/12/2007
Location: 266 West Green Road N15 3QR
Proposal: Variation of Condition 2 (hours of operation) attached to planning permission reference HGY/1999/1258 to allow take-away / restaurant to open from 10.00am until 3.00am Monday to Sunday.

WARD: **White Hart Lane**

Application No: **HGY/2007/2406** Officer: Tara Jane Fisher
Decision: REF Decision Date: 10/01/2008
Location: 17 Waltheof Gardens N17 7EA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2316** Officer: Gary Savins
Decision: GTD Decision Date: 27/12/2007
Location: 55 Henningham Road N17 7BE
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2317** Officer: Gary Savins
Decision: PERM DEV Decision Date: 27/12/2007
Location: 55 Henningham Road N17 7BE
Proposal: Erection of rear dormer window.

WARD: **Woodside**

Application No: **HGY/2007/2468** Officer: Gary Savins
Decision: REF Decision Date: 10/01/2008
Location: 113 Woodside Road N22 5HR
Proposal: Conversion of property from single family dwellinghouse into 2 self-contained two bed flats. Alterations to elevations.

Application No: **HGY/2007/2387** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 09/01/2008
Location: 68 Perth Road N22 5QY
Proposal: Certificate of Lawfulness for erection of rear dormer window.

Application No: **HGY/2007/2310** Officer: Ruma Nowaz
Decision: GTD Decision Date: 31/12/2007
Location: 31 Arcadian Gardens N22 5AG
Proposal: Replacement of existing rear wooden windows with UPVC bay windows and replacement of 2 windows with a rear door.

Application No: **HGY/2007/2247** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 20/12/2007
Location: 11 Bradley Road N22 7SZ
Proposal: Retention of single storey rear extension and reduction in size of unauthorised rear dormer.

Application No: **HGY/2007/2189** Officer: Luke McSoriley
Decision: GTD Decision Date: 12/12/2007
Location: 24 Warberry Road N22 7TQ
Proposal: Erection of extension at rear first floor level.

Application No: **HGY/2007/2178** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 12/12/2007
Location: 746-748 Lordship Lane N22 5JP
Proposal: Display of 2 x internally illuminated cash point machine sign.

Application No: **HGY/2007/2179** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 12/12/2007
Location: 746-748 Lordship Lane N22 5JP
Proposal: Display of 1 x internally illuminated cash point machine sign.

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Planning Committee 11 February 2008

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**BEST VALUE INDICATOR BV109 -
DETERMINING PLANNING APPLICATIONS**

December 2007 Performance

In December 2007 there were 189 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (2 out of 2)

81% of minor applications were determined within 8 weeks (42 out of 52 cases)

87% of other applications were determined within 8 weeks (118 out of 135 cases)

For an explanation of the categories see Appendix I

Year Performance – 2007/08

In 2007/08 up to the end of December there were 1634 planning applications determined, with performance in each category as follows -

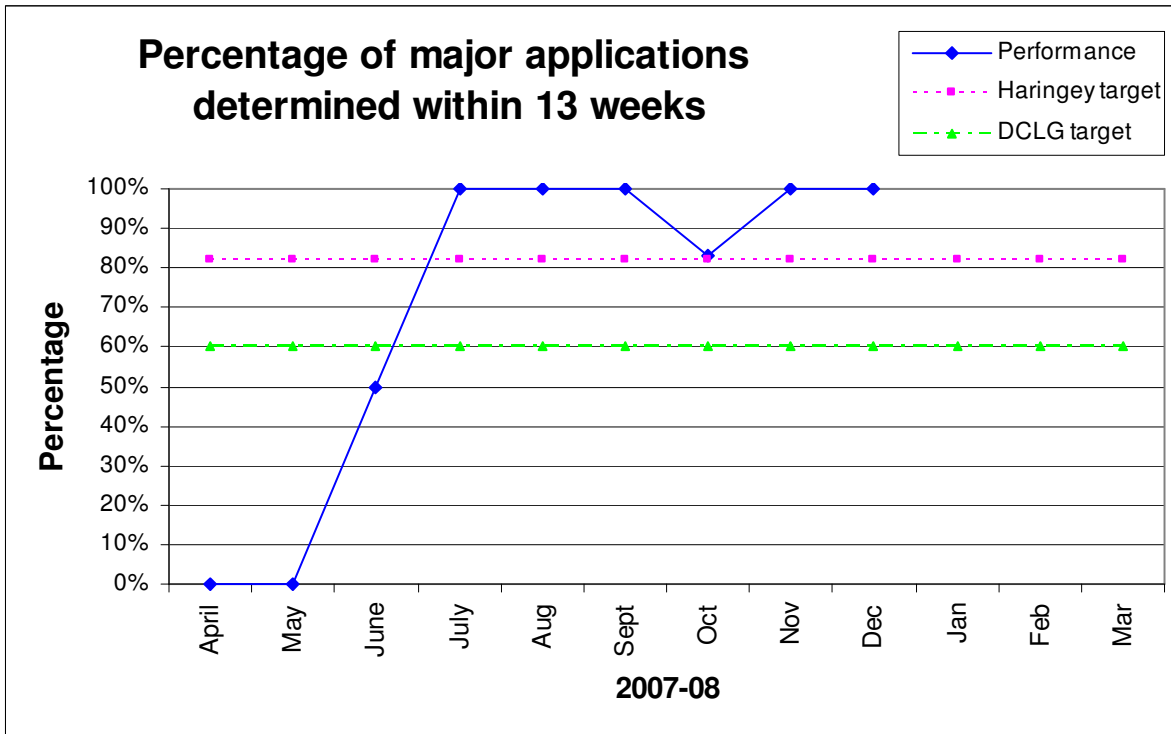
71% of major applications were determined within 13 weeks (12 out of 17 cases)

77% of minor applications were determined within 8 weeks (327 out of 426 cases)

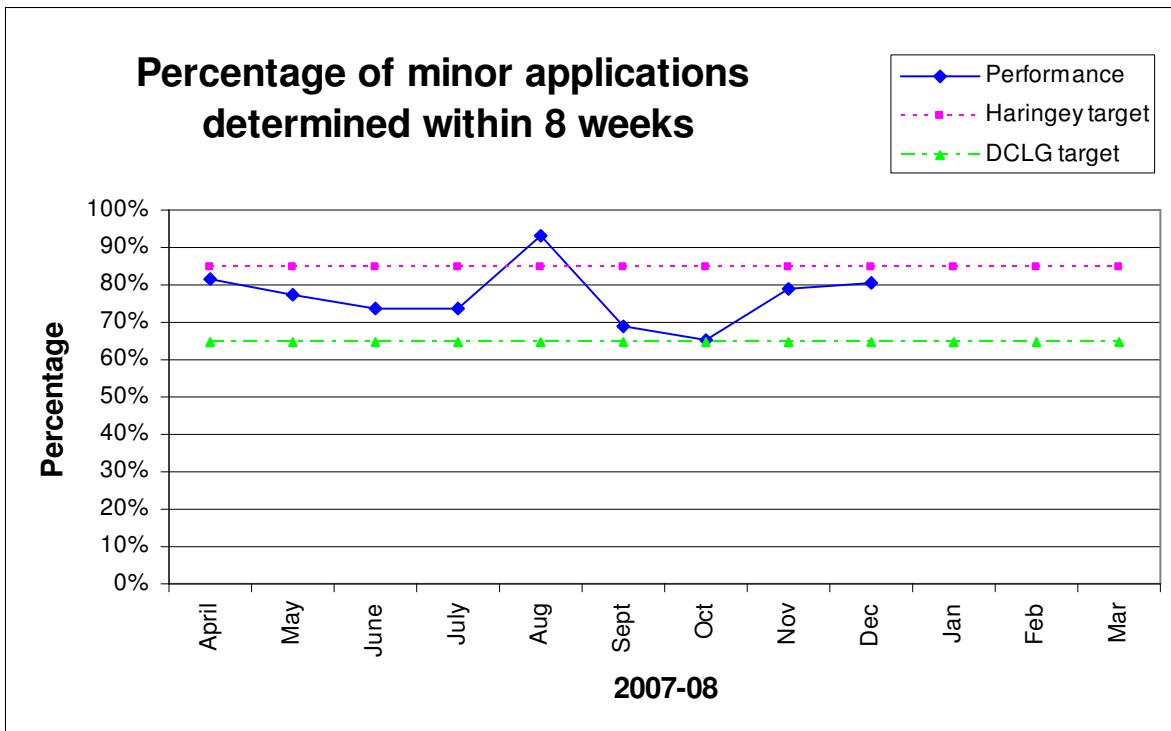
87% of other applications were determined within 8 weeks (1038 out of 1191 cases)

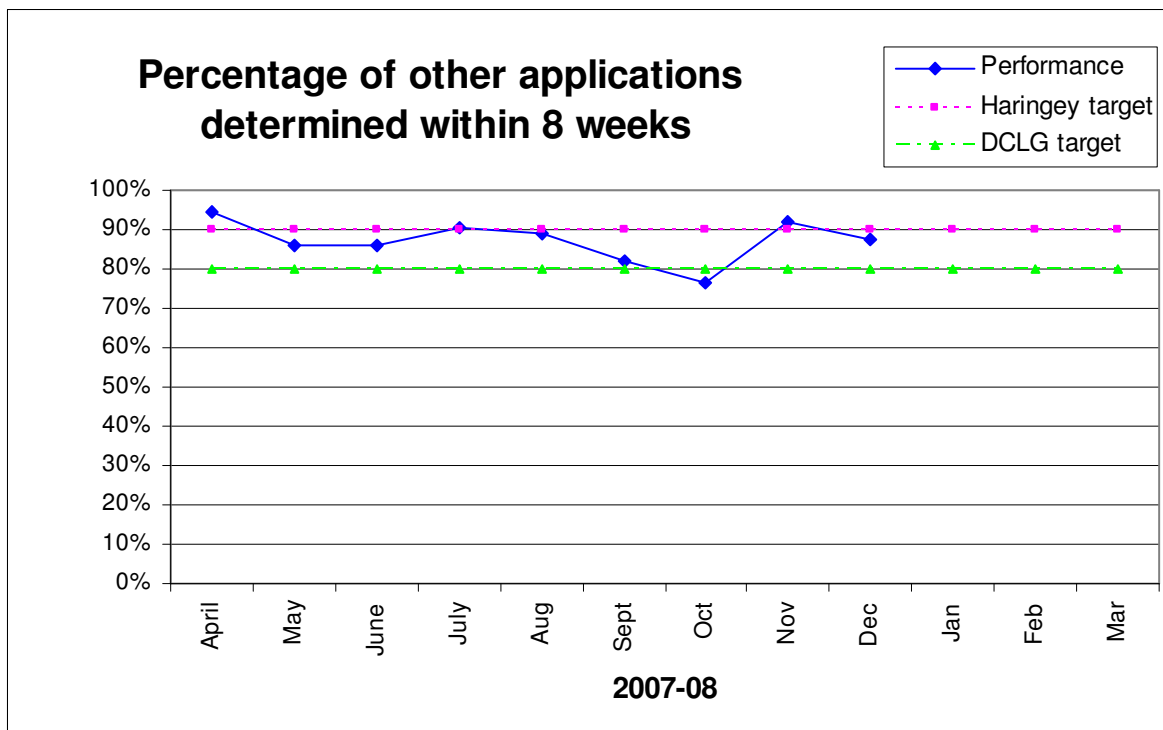
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2007/08



Minor Applications 2007/08



Other applications 2007/08**Background/Targets**

BV109 is one of the Department for Communities and Local Government (DCLG) Best Value indicators for 2007/08.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set its own challenging targets for 2007/08 in relation to BV109. These are set out in Planning Policy & Development (PPD) Business Plan 2007-10 and are to determine:

- a. 82% of major applications within 13 weeks
- b. 85% of minor applications within 8 weeks
- c. 90% of other applications within 8 weeks

Appendix I

Explanation of categories

The BV109 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

GRANTED / REFUSAL RATES FOR DECISIONS

December 2007 Performance

In December 2007, excluding Certificate of Lawfulness applications, there were 164 applications determined of which:

71% were granted (116 out of 164)

29% were refused (48 out of 164)

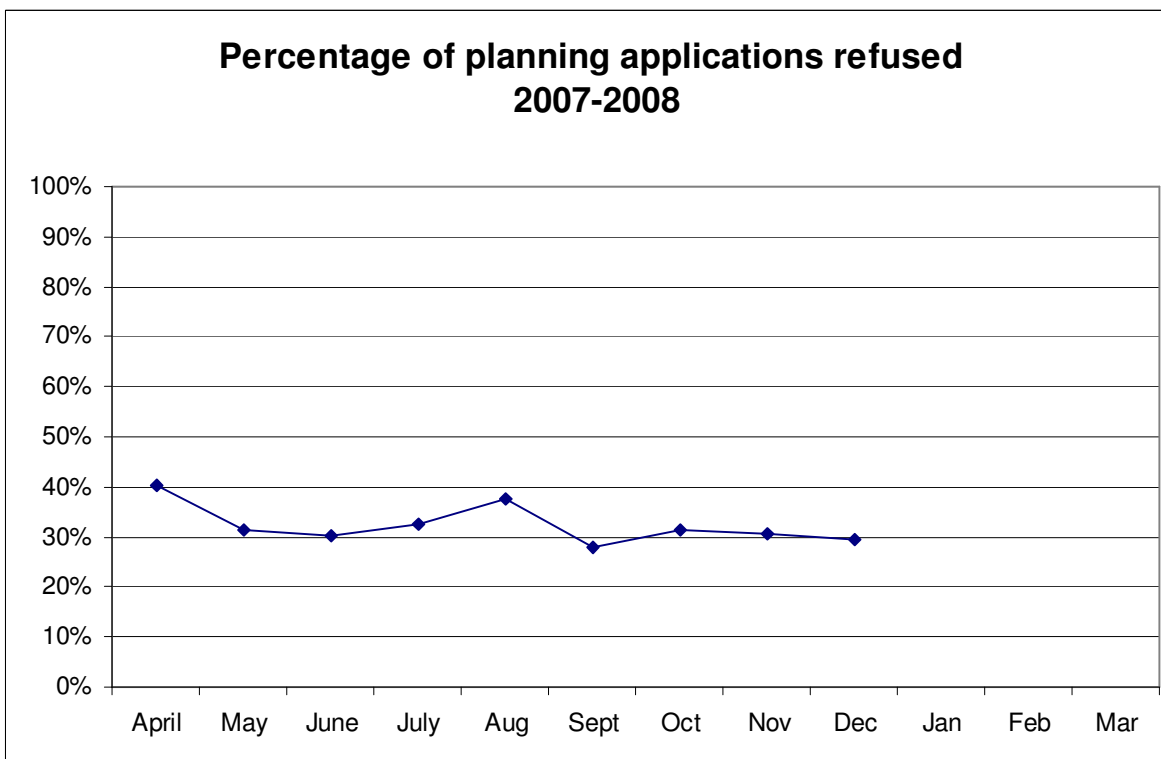
Year Performance – 2007/08

In 2007/08 up to the end of December excluding Certificate of Lawfulness applications, there were 1343 applications determined of which:

68% were granted (910 out of 1343)

32% were refused (433 out of 1343)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**BEST VALUE INDICATOR BV204 -
APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**

December 2007 Performance

In December 2007 there were 8 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

12.5% of appeals allowed on refusals (1 out of 8 cases)

87.5% of appeals dismissed on refusals (7 out of 8 cases)

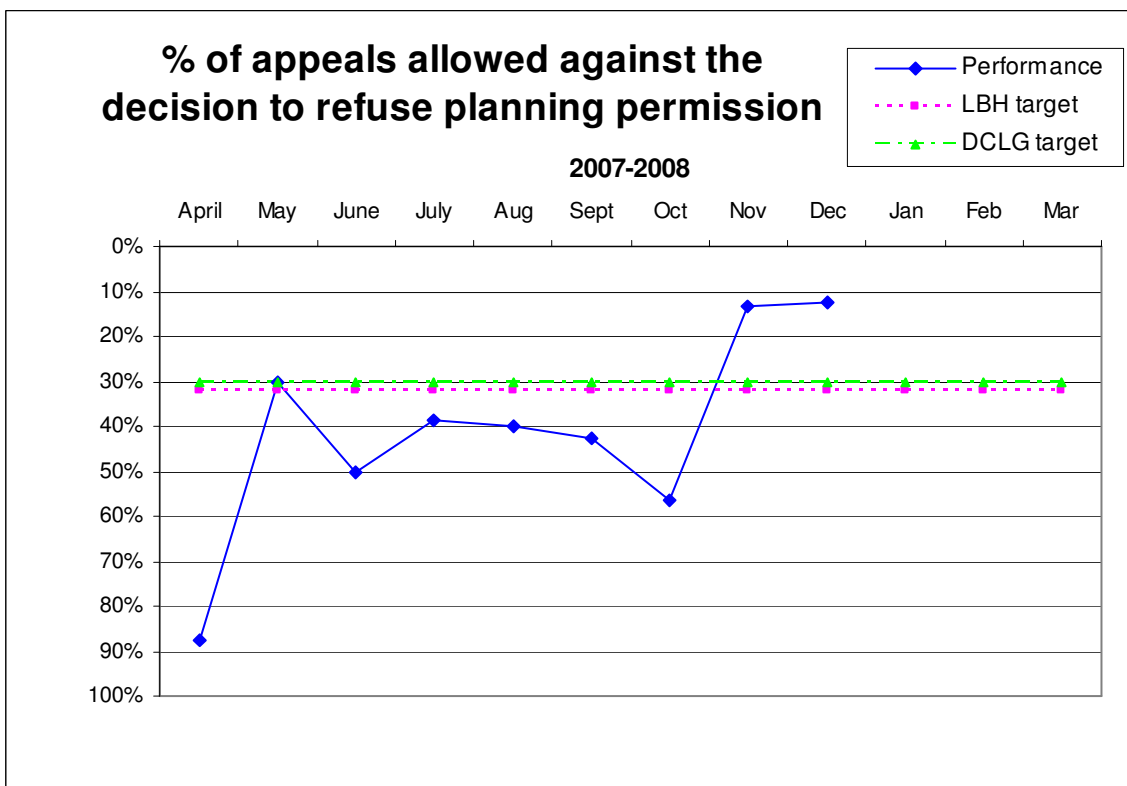
Year Performance – 2007/08

In 2007/08 up to the end of December there were 94 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

40.4% of appeals allowed on refusals (38 out of 94 cases)

59.6% of appeals dismissed on refusals (56 out of 94 cases)

The monthly performance is shown in the following graph:



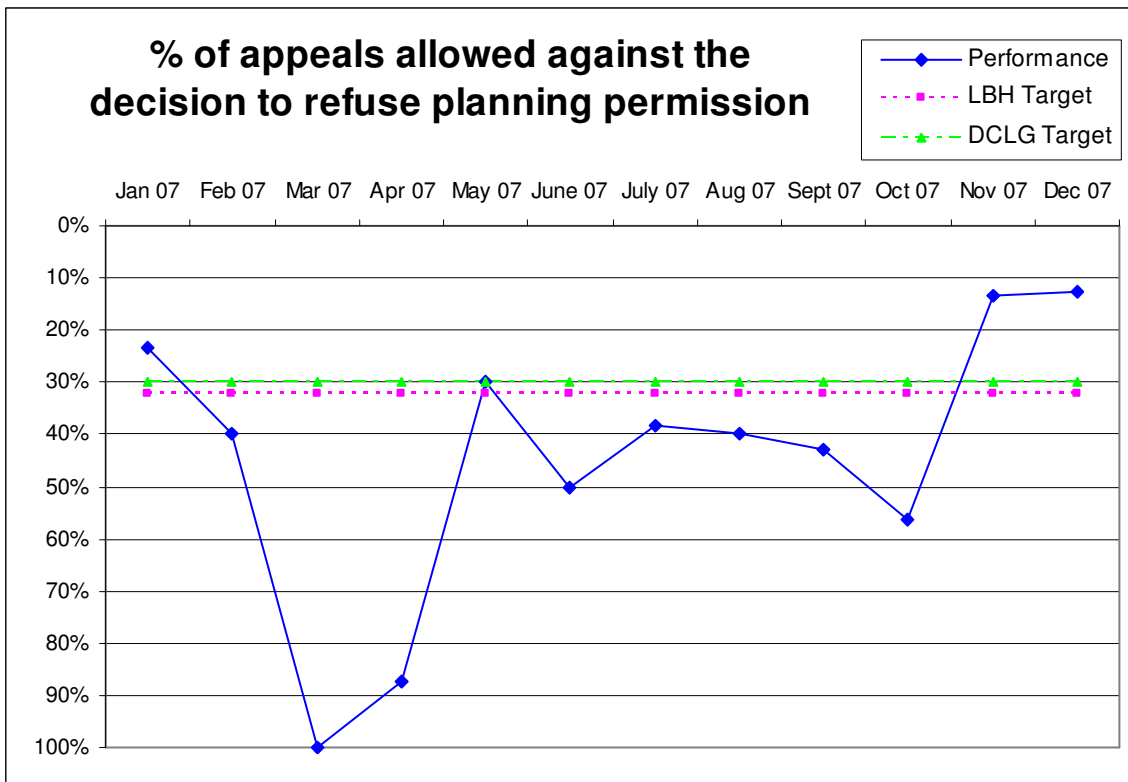
Last 12 months performance – January 2007 to December 2007

In the 12 month period January 2007 to December 2007 there were 122 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

38.5% of appeals allowed on refusals (47 out of 122 cases)

61.5% of appeals dismissed on refusals (75 out of 122 cases)

The monthly performance for this period is shown in the following graph:



Background/Targets

BV204 is one of the Department of Communities and Local Government (DCLG) Best Value indicators for 2007/08.

It sets a target for the percentage of appeals allowed against the authority's decision to refuse planning permission.

The target set by DCLG for 2007/08 is 30%^

Haringey has set its own target for 2007/08 in relation to BV204. This is set out in PPD Business Plan 2007-10.

The target set by Haringey for 2007/08 is 32%

(^ The lower the percentage of appeals allowed the better the performance)



Haringey Council

Quarterly meeting

On 11th February 2008

[No.]

Report Title: **Planning Enforcement Project Update**

Forward Plan reference number (no applicable):

Report of: **Eubert Malcolm Service Manager Enforcement Response**

Wards(s) affected: All

Report for: **Non Key Decision**

1. Purpose To update committee Members on the progress of the planning enforcement Project

2. Introduction by Cabinet Member (not necessary)

Recommendations: To note progress of the planning enforcement project

Report Authorised by: **Robin Payne Head of Enforcement** *pp E. Malcolm*

Contact Officer: **Brian Ellick Interim Team Leader Planning Enforcement**

3. Director of Finance Comments

The project is currently being funded by salary under spends across the business unit. Recruitment following restructuring of the enforcement service is expected to allow continued funding until the end of March 2008.

4. Head of Legal Services Comments

It should be noted that the Council may face the potential of having abuse of process arguments raised on behalf of defendants for undue delay in the Council bringing prosecution action against land owners and occupiers especially when many years have lapsed after the initial Enforcement Notice was served without any particularly persuasive reason. It has been suggested in leading case law however that this argument should only be successful in exceptional circumstances. Since the implementation of the Human Rights Act 1998, direct regard should also be had to Article 6(1) of the European Convention for the Protection of Human Rights and the related Strasbourg jurisprudence which states, in broad terms that in the determination of a person's obligations or of any

criminal charge against him, everyone is entitled to a fair and public hearing within a reasonable time and Article 6(3) sets out a list of what are described as minimum rights which must be afforded to any one charged with a criminal offence. These include the following:

- (a) to be informed promptly, in a language he understands and in detail, of the nature and cause of the accusation against him;
- (b) to have adequate time and facilities for the preparation of his defense.

5. Local Government (Access to Information) Act 1985

6. Strategic Implications

6.1 The aim of this project was to reduce the number of planning enforcement open cases to enable an improvement in planning enforcement performance. This project included all work being carried out in the service, i.e. Support of the planning enforcement review, Houses in Multiple occupation (HMO) project where licensed HMOs files were investigated and used for prosecution evidence where possible. The service also supported Middleton road and Green lanes projects.

7. Financial Implications

7.1 The service expects to continue supporting planning enforcement through under spends in service until April 08. A review will then take place to establish further support as a priority.

8. Legal Implications

8.1 The project identified cases where no enforcement could be taken but could be negotiated through other interventions. Planning enforcement cases where the work was carried out over four previously are immune from Enforcement action.

9. Equalities Implications

9.1 Providing an effective planning enforcement service will help ensure fair and equal outcomes for all service users.

10. Consultation

10.1 No consultation apart from head of finance and legal services

11. Background

11.1 The Planning Enforcement Project commenced in January 2007 and has been running for twelve months. The Project was the result of a proposal put forward to Planning Application Committee (PAC) to reduce and manage the open planning enforcement cases.

11.2 In order to better manage the open cases the project was broken into three phases. At the start of the project there were a reported 1531 open cases. At the end of December 2007 there were a reported 659 open cases.

11.3 The process for closing any case within the project requires authorisation from either one of the two heads Development Control (DC). It was agreed by DC that in the first phase of the project 20 cases per week could be referred over to the two heads of DC for closure. This rate of closures would have limited closures to 480 in six months.

PHASE 1 FOUR YEAR RULE

11.4 Under the four year rule, any case where work was carried out over four years ago is immune from legal action.

11.5 In the first phase of the project **495** cases were originally deemed to fall within the four year rule, however after close examination of each case a 62% of the cases were deemed not suitable to close under this rule and as a result required further investigation through negation.

- 495 cases received
- 311 cases closed (immune)
- 184 requiring further enforcement investigation

PHASE 2

11.6 Phase two addressed cases that were received from 2004 - 2006. As the project moved into phase two there was a reduction in the amount of cases referred to the two heads of DC for closure. This was due to cases requiring further investigation into the alleged breach resulting in more enforcement action being taken.

- 1036 Cases received
- 475 Cases closed
- 561 Cases open

12 Conclusion

- 12.1 Although it has taken longer than expected to reach the current milestone of closing 57% of the original 1531 open cases. The project has been successful in reducing cases considerably and we are continually reviewing our processes in attempt reduce the open cases even further. During the course of this project a number of cases have been satisfactorily resolved without the need for Enforcement Notices or prosecution. A number of cases have been resolved through negotiation, removal of unauthorised, sheds, satellite dishes, fences and advertisements.

Overall closed cases:	1405
Open cases received up to 2007	343
Cases received pre 2007	659
Total open cases:	1002

Enforcement Notices:	120
S330 (request for information)	90
TSN (Temporary stop notice)	1
PCN (planning contravention Notice)	9

13 Recommendations

- 13.1 To report back to PAC at the end of March 2008 regarding further arrangements for the management of planning enforcement activity.
- 13.2 Heads of DC, enforcement response service manager and the Director of Urban environment to carry out a review of the remaining open cases with a view to prioritise cases further.



Haringey Council

Agenda item:

Planning Committee

On February 11th 2008

Report Title: **Adoption of Local Information Requirements**

Forward Plan reference number (if applicable): **N/A**

Report of: **Shifa Mustafa, Assistant Director Planning Policy & Development**

Wards(s) affected: **All**

Report for: **Non Key Decision**

1. Purpose (That is, the decision required)

- 1.1 To inform the Committee of the responses obtained from the consultation on proposed Local Information Requirements.
- 1.2 To ask the Committee to approve the amendments made to the Local Information Requirements following the consultation.
- 1.3 To ask the Committee to formally adopt the Local Information Requirements.

2. Introduction by Cabinet Member (if necessary)

2.1 N/A

3. Recommendations

- 3.1 To note the responses to the consultation on Local Information Requirements as attached in Appendix 1.
- 3.2 To approve the amendments made in light of the responses to the consultation and adopt the Local Information Requirements.

Report Authorised by: **Shifa Mustafa, Assistant Director Planning Policy & Development**

Paul Tomkins p.p.

Contact Officer: **Neil Gage, Development Control Support Team Leader, Planning Policy & Development – 020 8 489 5559**

4. Director of Finance Comments

N/A

5. Head of Legal Services Comments

5.1 The Head of Legal Services comments that the combined use of the national and local list should afford both the authority and the applicant more certainty over the information required in the new procedures. After consultation the local list needs to be adopted by the Planning Committee and then reviewed after three years

6. Local Government (Access to Information) Act 1985

6.1 The Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004)

6.2 Town and Country Planning (General Development Procedure) Order 1995 (to be amended by the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2008)

7. Strategic Implications

7.1 As part of the drive to provide a quicker, more predictable and efficient planning service the government is introducing a new standard application form for applications for planning permission made under the Town and Country Planning system and Listed Building and Conservation Area consent regimes.

7.2 To support the use of the national standard application form, the Government is introducing new local information requirements for the validation of planning applications by local planning authorities.

8. Financial Implications

8.1 Funding for the exercise is available within the existing budgets.

9. Legal Implications

9.1 The Town and Country (General Development Procedure) Order 1995 (GDPO) will be amended to make the new national standard planning application form and

associated information requirements for validation of applications mandatory from 6th April 2008.

10. Equalities Implications

10.1 The checklists should ensure that all parties are aware of the appropriate level of information required in order to submit applications.

11. Consultation

11.1 A five week consultation period on the proposed Local Information Requirements ran from 19th December 2007 to 23rd January 2008.

11.2 In line with government guidance the following stakeholders were consulted on the list of local information requirements to be provided with each type of application:

- Agents and developers
- Statutory consultees
- Statutory undertakers
- General Public (via the Haringey Website and hard copies displayed in the Customer Service Centre/Planning Offices)

A number of other stakeholders who have attended Development Control forums or have expressed an interest in planning issues in the borough also received the consultation documents.

11.3 As a result of the consultation a number of responses were received providing comments on the Local Information Requirements.

11.4 The key concerns raised following the consultation centred around the following Local Information Requirements:

- Transport Assessment (inc. Parking & Access Statement)
- Structural Survey of the property
- Statement of Community Involvement

A detailed table of the comments received and our response, including how we have changed the draft proposals where relevant, is given at Appendix 1.

11.5 A number of other comments were received during the consultation period that do not relate directly to the Local Information Requirements. However we have responded to those issues raised and have given a summary in Appendix 4.

12. Background

12.1 In July 2006 the Government undertook consultation on new rules relating to the validation of planning applications. The proposals included establishing a core and mandatory national list of information required for a valid application and the ability

for local authorities to define their own list of mandatory additional Local Information Requirements.

12.2 At the moment, certain documentation which must be submitted with planning applications, is prescribed by Government, and local planning authorities can require further additional information. Under the new system, a national core list of required information is specified, and in addition local planning authorities produce a list of Local Information Requirements which sets the supporting information which would have to be submitted for the application to be valid. Different types of application will require different types of supporting documentation.

12.3 The national core list will include the completed application form, the correct fee, ownership certificates, agricultural holdings certificate, design and access statement, Notice(s), the location plan, site plan, and other plans and drawings or information necessary to describe the subject of the application.

12.4 Haringey's Local Information Requirements have been drawn up in accordance with the policies contained within Haringey's Unitary Development Plan, Supplementary Planning Guidance and Government advice. As Supplementary Planning Documents are introduced it may be necessary to review and amend the Local Information Requirements accordingly, any changes that are made will be publicised.

12.5 The final list of Local Information Requirements for adoption are shown in Appendix 2.

13. Conclusion

13.1 The responses to the consultation have been taken into consideration and a revised list of Local Information Requirements has been produced.

14. Use of Appendices / Tables / Photographs

14.1 Appendix 1 – Table of responses made to the consultation of Local Information Requirements.

14.2 Appendix 2 –Local Information Requirements.

14.3 Appendix 3 – Matrix of which Local Information Requirements are needed to accompany which application type.

14.4 Appendix 4 – Table of other comments received and responses as part of the consultation

Appendix 1: Local Information Requirements Consultation Responses

LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
1	Photographs/Photomontages	All planning applications submissions should require drawings and/or photos which show also the immediate context of the proposed development (e.g. a development of a terraced property should clearly show the adjacent properties).	Bob Maltz	Hornsey CAAC	We feel that the current wording is sufficient and to amend the requirements along the lines suggested will be over-burdensome for smaller applications.
1	Photographs/Photomontages	Reference should be made to photographs also being required for major development proposals.	Mario Petrou		We agree to this suggestion and have amended the guidance to include reference to major applications.
2	Transport Assessment (inc. Parking & Access Statement)	TA should be required when a proposal is expected to generate 50 trips or more a day or provides 1000m2 of gross floor space.	Mario Petrou		The current wording is in accordance with the relevant Supplementary Planning Guidance and we feel it is appropriate to remain as proposed. There is the opportunity to review the SPG at a later stage and for potential amendments to the SPG to be reflected in our Local Information Requirements.
2	Transport Assessment (inc. Parking & Access Statement)	Suggest that the Council allow themselves freedom to require a TA whenever they deem it necessary having regard to local circumstances.	John Compton	Muswell Hill CAAC	Under the planning application regulations the council has the right to request further information where they feel that it is required in order to assess the application.
2	Transport Assessment (inc. Parking & Access Statement)	Suggest that the Council allow themselves freedom to require a TA whenever they deem it necessary having regard to local circumstances.	Pat Bloomfield	Muswell Hill and Fortis Green Association	Under the planning application regulations the council has the right to request further information where they feel that it is required in order to assess the application.
2 & 3	Transport Assessment (inc. Parking & Access Statement) & Draft Travel Plan	Information accompanying applications to cover section 278 Agreements and recommendation 4 and 5 of the Road Safety Scrutiny Review	Cllr Bevan		Applications where a Transport Assessment and/or Draft travel Plan would be required would cover these elements.

LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
5	Flood Risk (and Drainage) Assessment	<p>There needs to be more details added to this section about when a Flood Risk Assessment (FRA) is required.</p> <p>FRA are required for the following planning applications (as outlined in Planning Policy Statement 25, Annex E Paragraph E8-10):</p> <ul style="list-style-type: none"> - Sites of one hectare or greater in Flood Zone 1; and - All proposals for development located within Flood Zone 2 and 3 (including changes of use to a more vulnerable class –FRSA will refine our requirements in this respect) - Where the Environment Agency, Internal Drainage Board and/or other bodies have indicated that there may be a drainage problem. 	Elizabeth Lightbourne	Environment Agency	The response provided is in line with government guidance and we will amend our guidance accordingly.
5	Flood Risk (and Drainage) Assessment	<p>The following to be added to the guidance:</p> <ul style="list-style-type: none"> • Plans showing the proposed development and setback from a watercourse. 	Elizabeth Lightbourne	Environment Agency	We will add this to our guidance with the qualification 'where the development is within 8 meters of a watercourse'.
5	Flood Risk (and Drainage) Assessment	<p>Recommend adding the link to the Pipernetworking website (www.pipernetworking.com/floodrisk) for more details on undertaking FRAs. Please note that the information contained on this website may soon be transferred to the Environment Agency website but we will keep you informed of this change.</p>	Elizabeth Lightbourne	Environment Agency	We will add this to our guidance.

Appendix 1: Local Information Requirements Consultation Responses

LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
7	Retail Assessment	The word 'occasionally' should be deleted to allow the cumulative effect of decent developments to be assessed in such cases as coffee bars as well as supermarkets etc.	John Compton	Muswell Hill CAAC	The current wording is in accordance with the relevant Supplementary Planning Guidance and we feel it is appropriate to remain as proposed. There is the opportunity to review the SPG at a later stage and for potential amendments to the SPG to be reflected in our Local Information Requirements.
7	Retail Assessment	The word 'occasionally' should be deleted to allow the cumulative effect of decent developments to be assessed in such cases as coffee bars as well as supermarkets etc.	Pat Bloomfield	Muswell Hill and Fortis Green Association	The current wording is in accordance with the relevant Supplementary Planning Guidance and we feel it is appropriate to remain as proposed. There is the opportunity to review the SPG at a later stage and for potential amendments to the SPG to be reflected in our Local Information Requirements.
9	Sustainability Statement	Sustainability statement to be increased to cover a greater number of applications.	Cllr Weber		The current threshold is in accordance with the relevant Supplementary Planning Guidance and we feel it is appropriate to remain as proposed. There is the opportunity to review the SPG at a later stage and for potential amendments to the SPG to be reflected in our Local Information Requirements. A link to SPG9 has been added to the guidance.
10	Tree Survey/Arboricultural (including Landscaping Statement)	On larger proposals a landscaping statement/design should be a positive requirement to accompany the application and not the subject of a reserved matter as is often the case at present.	John Compton	Muswell Hill CAAC	The wording has been changed from 'may' to 'will', and to include a definition of 'larger schemes' on the basis of the definition of a major scheme.
10	Tree Survey/Arboricultural (including Landscaping Statement)	On larger proposals a landscaping statement/design should be a positive requirement to accompany the application and not the subject of a reserved matter as is often the case at present.	Pat Bloomfield	Muswell Hill and Fortis Green Association	The wording has been changed from 'may' to 'will', and to include a definition of 'larger schemes' on the basis of the definition of a major scheme.

LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
11	Biodiversity/Geological Conservation/Landscape & Natural Beauty (Ecological Impact Assessment)	The Council should refer to the Biodiversity and Geological Conservation guidelines produced by Local Government Ecologists in collaboration with DEFRA and Natural England which provides details of the information which may be required as part of the validation checklist. Template is available at http://www.alge.org.uk/publications/index.php	Dominic Coath	Natural England	Added to our current guidance
11	Biodiversity/Geological Conservation/Landscape & Natural Beauty (Ecological Impact Assessment)	Where a planning permission requires significant alterations to/or demolition of, it will be necessary to ascertain whether bats are present, otherwise roosts may be disturbed	Dominic Coath	Natural England	We feel that the current wording sufficiently covers this aspect.

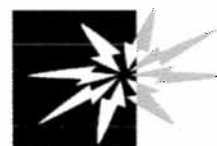
LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
11	Biodiversity/Geological Conservation/Landscape & Natural Beauty (Ecological Impact Assessment)	<p>We consider the following should be added noting information required for developments adjoining a watercourse:</p> <p>Development Adjoining a Watercourse</p> <p>Suitably scaled plan /drawing and cross sections of the existing site showing the watercourse is required. In addition suitably scaled plan/drawings and cross sections showing the proposed development in relation to the bank top of the watercourse (the bank top is defined as the point at which the bank meets normal land levels) needs to be provided as part of the planning application.</p> <p>Water Environment and Wetland BAP Species</p> <p>For proposals where the nature conservation impacts may be significant or where there is a reasonable likelihood of legally protected or priority BAP species present ecological and species surveys will be required.</p> <p>This is in line with Planning Policy Statement 9 (PPS9) Paragraph 5.7 and 5.11.</p>	Elizabeth Lightbourne	Environment Agency	The response provided is in line with government guidance and we will amend our guidance accordingly.
13	Air Quality Assessment	<p>An AQA should be required for developments providing 25 parking spaces or increase an existing parking provision of 25 spaces or more.</p>	Mario Petrou		The current wording is in accordance with the relevant Supplementary Planning Guidance and we feel it is appropriate to remain as proposed. There is the opportunity to review the SPG at a later stage and for potential amendments to the SPG to be reflected in our Local Information Requirements.

LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Hartnudge Response
13	Air Quality Assessment	An AQA should be required for industrial/commercial developments with a floor space of 1,000m ² or more.	Mario Petrou		The current wording is in accordance with the relevant Supplementary Planning Guidance and we feel it is appropriate to remain as proposed. There is the opportunity to review the SPG at a later stage and for potential amendments to the SPG to be reflected in our Local Information Requirements.
16	Structural Survey of the Property	Should a structural survey be required for excavations?	Mario Petrou		We do not consider this to be a planning matter and therefore not a requirement of the application process. These elements of building work would be dealt with under the Building Regulations.
16	Structural Survey of the Property	This should be a definite requirement for proposals involving total or substantial demolition in conservation areas or affecting listed buildings or tree damage.	John Compton	Muswell Hill CAAC	Whilst applicants do sometimes provide information on structural issues in support of their applications for demolition or tree works it is not a planning matter and therefore not a requirement of the application process. These elements are more appropriately dealt with under the Building Regulations.
16	Structural Survey of the Property	A structural survey should be required in the case of applications to extend the basements of residential properties.	John Compton	Muswell Hill CAAC	We do not consider this to be a planning matter and therefore not a requirement of the application process. These elements of building work would be dealt with under the Building Regulations. However we would also note that the government is currently reviewing permitted development rights in respect of extending residential basements.

LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
16	Structural Survey of the Property	This should be a positive requirement for proposals involving total or substantial demolition in conservation areas or affecting listed buildings or tree damage.	Pat Bloomfield	Muswell Hill and Fortis Green Association	Whilst applicants do sometimes provide information on structural issues in support of their applications for demolition or tree works it is not a planning matter and therefore not a requirement of the application process. These elements are more appropriately dealt with under the Building Regulations.
18	Site Waste Management Plan	Should be required for HMO/conversions and all new developments whatever the size.	Mario Petrou		We feel that this would not be practical for small scale developments.
19	Land Contamination Assessment	<p>It is important to note the following in this section:</p> <p>Requirement defined in Planning Policy Statement 23 (PPS23) - where contamination is known or suspected or proposed use is especially vulnerable the applicant should provide a preliminary risk assessment comprising:</p> <ul style="list-style-type: none"> • Desk study • Walk over site reconnaissance • Conceptual model identifying [potential pollutant sources, pathways and receptors as a basis for assessing the risks and appraising the options for remediation. <p>Please refer to PPS23, Annex 2 Para 2.43 & 2.43 for more details.</p>	Elizabeth Lightbourne	Environment Agency	This guidance is in line with government guidance and we will amend our guidance accordingly.
20	Environmental Impact Assessment	Mini-environmental, integrated or health impact assessments should be required for HMO/conversions.	Mario Petrou		The thresholds for the requirements for Environmental Impact Assessments are set by the government and it is considered that the impact of minor developments would be too small to be significant.
21	Statement of Community Involvement	A SCI should be required for HMO/conversions	Mario Petrou		We feel that this would not be practical for small scale developments.

Appendix 1: Local Information Requirements Consultation Responses

LIR Number	Local Information Requirement	Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
21	Statement of Community Involvement	It should be clearer what is actually required of the applicant and how this is differentiated from the consultation carried out by the Council.	John Compton	Muswell Hill CAAC	This is set out within the Statement of Community Involvement and is not within the scope of this exercise.
21	Statement of Community Involvement	Pre-application consultation generally needs to cover not only nearby residents but also local associations and businesses etc and Haringey should give clear guidance on this matter.	Pat Bloomfield	Muswell Hill and Fortis Green Association	This is set out within the Statement of Community Involvement and is not within the scope of this exercise.



Haringey Council

Local Information Requirements Guidance Notes

1. Photographs & Photomontages

When are these required?

These provide useful background information that can help to show how developments can be satisfactorily integrated within the context of the streetscene or an existing development. Photographs should particularly be provided for larger developments of 10 or more units or 1,000m² or more floorspace or if the proposal involves the demolition of an existing building or is a development affecting a conservation area or a listed building.

2. Transport Assessment (inc. Parking & Access Statement)

When is this required?

A Transport Assessment would need to be submitted for developments attracting a high level of trips or if a development is likely to have a significant impact on the local highway network. Each application will be considered individually and the need for the Transport Assessment determined by the Council. However, as a guide, a Transport Assessment is likely to be required if a development generates over 1000 person trips per day or provides more than 2500 m² of gross floor space.

For more information please see [Supplementary Planning Guidance document 7c](#) on the website.

3. Draft Travel Plan

When is this required?

The submission of a Draft Travel Plan will be required to support planning applications above certain thresholds, as follows:

Land use proposal	Floorspace in m ² gross floor area
Food retail (A1)	1000
Non-food retail (A1)	2000
Business (B1)	1000
Industrial (B2)	2500
Warehousing (B8)	2500
Hotel (C1)	2500
Hospital (D1)	2000
School, higher and further education (D1)	2000
Cinema (D2)	2000
Other assembly and leisure (D2)	2000

A Draft Travel Plan should outline the way in which the transport implications of the development are going to be managed in order to ensure the minimum environmental, social and economic impacts.

Further information is given in [Supplementary Planning Guidance document 7b](#), available to view on our website.

4. Planning Obligations (section 106 Draft Heads of Terms)

When are these required?

Planning obligations may be sought where they are:

- relevant to planning
- necessary to make a proposed development acceptable in planning terms
- directly related to a proposed development
- fairly and reasonably related in scale and kind to the proposed development, and
- are reasonable in all other aspects

The council will assess each application individually and on its merits to determine if planning obligations are needed. In particular planning obligations may be appropriate for major schemes. In these instances we would strongly encourage pre-application discussions. Further guidance is given in [Supplementary Planning Guidance document 10a](#), which is available to view on our website. Please note that this SPG may need to be revised dependent upon the Planning Bill.

5. Flood Risk (and Drainage) Assessment

When is this required?

A Flood Risk Assessment is required for the following planning applications (as outlined in the Department for Communities and Local Government's (DCLG) [Planning Policy Statement 25](#), Annex E Paragraph E8-10):

- sites of one hectare or greater in Flood Zone 1; and
- all proposals for development located within Flood Zone 2 and 3 (including changes of use to a more vulnerable class)
- where the Environment Agency, Internal Drainage Board and/or other bodies have indicated that there may be a drainage problem.

For further information please see Map 3.1 'Indicative Flood Zones' in the [Unitary Development Plan](#) which is available to view on our website. You can also view the [pipernetworking website](#) produced by the Environment Agency for more advice.

Where the development is within 8 meters of a watercourse, plans showing the proposed development and setback from the watercourse should be submitted.

6. Listed Building Appraisal & Conservation Area Assessment & Historical, Archaeological Features & Scheduled Ancient Monuments (Heritage Assessment)

When are these required?

For works affecting a listed building or the setting of a listed building a listed building appraisal will be required.

For any development in a conservation area or affecting the character of a conservation area a conservation area assessment will be required if it is not already referred to in the Design and Access Statement.

An assessment will also be required for developments within an Area of Archaeological Importance or a Historic Park, Garden or Landscape. More information can be found in [Supplementary Planning Guidance document 2](#) which is available to view on our website.

7. Retail Assessment

When is this required?

A retail assessment is usually required for developments of over 2,500 m² gross floor space. They may occasionally be required for smaller developments (such as those likely to have a significant impact on smaller centres) and on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment should include the likely cumulative effect of recent permissions, developments under construction and completed developments.

For more information about when a retail assessment would be required please see [Supplementary Planning Guidance document 11c](#) which is available on the website.

8. Affordable Housing Statement

When is this required?

An Affordable Housing Statement is required for all developments of 10 or more residential and/or live/work units (new builds, conversions and change of use).

An Affordable Housing Statement is acceptable as part of a combined Planning Statement.

The Council will seek to achieve the maximum reasonable proportion of affordable housing through negotiating section 106 agreements (see planning obligations) on all suitable development sites.

The Council will seek to negotiate an element of affordable housing on all housing sites capable of providing 10 or more units. This applies to the gross number of units proposed. The aim will be to achieve a borough wide target of 50% of habitable rooms as affordable housing depending on location, scheme details or site characteristics. For further information please see [Supplementary Planning Guidance document 10b](#) on the Council's website.

9. Sustainability Statement (including Energy Statement)

When is this required?

A sustainability statement will usually be required for any development falling in to the major category: creation of 10 or more residential units (whether by conversion, change of use or new build), or where the number of units is not known, those with a site area of 0.5 hectares; or other developments with a floorspace of 1,000m² or more, or with a site area of 1 hectare or more.

The statement should demonstrate how sustainability issues have been addressed during the design process. In particular energy efficiency and renewable energy, water conservation and recycling, sustainable drainage systems, biodiversity, conservation and recycling of construction materials, having regard to Policy UD2: Sustainable Design and Construction in the Unitary Development Plan and Supplementary Planning Guidance document 9 which are available on the website.

10. Tree Survey/Arboricultural (including Landscaping Statement)

When is this required?

When developing within Haringey due regard must be had to the preservation of existing trees and tree masses and where relevant opportunities arise these should be taken to ensure that tree masses are added to. There will be instances where the loss of trees will be unavoidable in development, but where this is the case the Council will want to be satisfied that the loss is acceptable in terms of amenity and in terms of the value of the tree(s) that is being lost. We will also want to be satisfied that there is adequate replacement for any loss.

As such a statement is particularly required for proposals which include works to or removal of trees.

Full guidance on the survey information, protection plan and method statement that should be provided with an application is set out in the current BS5837 'Trees in relation to construction – recommendations'. Using the methodology set out in the BS should help ensure that development is suitably integrated with trees and that potential conflicts are avoided.

On larger proposals (residential developments involving the creation of 10 or more units or other developments with a floorspace of 1000m² or more) a landscaping statement setting out the approach to the design of landscaping for the site will be required. This would include proposals for replacement planting where existing trees are felled. Please see Supplementary Planning Guidance document 8d on the website for further information.

11. Biodiversity/Geological Conservation/Landscape & Natural Beauty (Ecological Impact Assessment)

When is this required?

Haringey Biodiversity Action Group has produced a Draft Biodiversity Action Plan (2002) that sets out the aims of the borough in terms of preserving and enhancing the quality and quantity of flora and fauna within the borough. The Council will have regard to this Draft Plan in making an assessment on any application where it is considered that there is likely to be an impact on ecology whether that ecology is on the development site itself, or on an adjacent site upon which there might be some impact.

Haringey has a number of protected species and habitats and the protection of these will form part of the assessment of any application where there is likely to be an impact upon them. In making this assessment regard will be had to the provisions of the Draft Biodiversity Action Plan.

Ecological Impact Assessments

Where it is considered appropriate or where it is required as part of legislation, the Council will request that the applicant submits an ecological Impact Assessment as part of any planning application. This Ecological Impact Assessment may be subjected to an independent assessment as part of the Council's consideration of its comments.

The Council will expect all planning applications affecting sites of existing or potential nature conservation value to be accompanied by a statement which clearly demonstrates the ecological impact that the proposed development would have. Where there is a risk of harm to a designated site, use of conditions of planning obligations will be considered. For more information please see Supplementary Planning Guidance document 8g which can be viewed on the website.

Development Adjoining a Watercourse

Suitably scaled plan/drawing and cross sections of the existing site showing the watercourse is required. In addition suitably scaled plan/drawings and cross sections showing the proposed development in relation to the bank top of the watercourse (the bank top is defined as the point at which the bank meets normal land levels) needs to be provided as part of the planning application.

Water Environment and Wetland BAP Species

For proposals where the nature conservation impacts may be significant or where there is a reasonable likelihood of legally protected or priority BAP species present ecological and species surveys will be required.

This is in line with the DCLG Planning Policy Statement 9 (PPS9) Paragraph 5.7 and 5.11.

In addition the Council will have regard to the Association of Local Government Ecologists guidance on the validation planning applications which is available via this weblink: <http://www.alge.org.uk/publications/index.php>.

12. Noise Impact Assessment and Sound Insulation Requirements

When is this required?

Proposals that raise issues of noise disturbance or are considered to be a noise sensitive development in noise sensitive areas should be supported by a noise impact assessment prepared by a suitably qualified acoustician.

In particular such a statement may be relevant for applications for change of use to A3 or A4 uses.

For further information please see ENV 6 in the Unitary Development Plan which is available on the website.

13. Air Quality Assessment

When is this required?

An air quality impact assessment should normally be undertaken in the following circumstances:

- Proposals that will result in an increase in vehicle trip generation in the local area, and which result in increases in traffic volumes (AADT)3 of 5% or more on individual road links with more than 10,000 vehicles per day
- Proposals for new developments with 300 parking spaces or more or an increase in existing parking provision of 300 spaces to more
- Proposals for coach and lorry parks
- Proposals for industrial development / commercial development with a floor space of more than 2,500 m2
- As part of an EIA where there will be an impact on air quality and as part of any traffic assessment (see [Supplementary Planning Guidance document 8h: Environmental Impact Assessments](#) and [Supplementary Planning Guidance document 7c: Transport Assessments](#) both of which are viewable on the website)

For more information of when this is required please see [Supplementary Planning Guidance document 8i](#) on the website.

14. Sunlight/Day lighting Assessment

When is this required?

An assessment is required for all applications where there is a potential adverse impact upon the current levels of sunlight/day lighting enjoyed by adjoining properties and building(s).

The Council expects new development to allow for adequate sunlight and daylight to reach adjoining properties in line with the Building Research Establishment (BRE) Standards as set out in their publication entitled “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice”, BRE 1991.

15. Ventilation/Extraction Details

When is this required?

Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, will be required to accompany all applications for the use of premises for purposes within Use Classes A3 (Restaurants and Cafes – use for the sale of food and drink for consumption on the premises), A4 (Drinking establishments – use as a public house, wine-bar or other drinking establishment) and A5 (Hot food takeaways – use for the sale of hot food for consumption off the premises). This information (including odour abatement techniques unless specifically required) will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed.

For more information please see [Supplementary Planning Guidance document 6c](#) on the website.

16. Structural Survey of the Property

When is this required?

A structural survey may be required to support applications for proposals which involve substantial demolition, or to support tree works applications for the removal of a tree causing structural damage to a property.

17. Lighting Assessment

When is this required?

Proposals involving the provision of publicly accessible developments, in the vicinity of a residential property, a Listed Building or Conservation Area, where external lighting would be provided or made necessary by the development should be required to be accompanied by details of external lighting and the proposed hours when the lighting would be switched on.

These details should include a layout plan with beam orientation and a schedule of the equipment in the design.

For further information please see [Supplementary Planning Guidance document 9](#) which available to view on the website.

18. Site Waste Management Plan

When is this required?

The Council requires applications for major developments (residential developments (whether by conversion or new build), involving the creation of 10 or more units, where the number of units is not know, those with a site area of 0.5 hectares; or other developments with a floorspace of 1000m² or more, or with a site area of 1 hectare or more) to be accompanied by a Waste Management plan.

The form of the plan is at the discretion of the applicant but must include full details of the arrangements for the storage and collection of waste for disposal (residual waste) along with waste to be recycled (recyclate). The plan must make reference to the following:

- The number, type and size of receptacles to be dedicated to storage of residual waste.
- The number, type and size of receptacles to be dedicated to storage of recyclate.
- The position where both types of receptacles are to be stored between collections.
- The size, design and materials used in construction of any housing built for the storage of both types of receptacle.
- Access arrangements for persons using receptacles showing that consideration has been given to safety, equalities, convenience, user friendliness and maximum walking distances under building regulations.
- Access arrangements for persons collecting residual waste and recyclate giving consideration to the Health and Safety at Work Act, recommended maximum pulling distances for receptacles, vehicle access/height/turning requirements and the construction and width of pathways, doors and access ways.
- For mixed use developments, how commercial/industrial residual waste and recyclate will be stored

More information can be found in [Supplementary Planning Guidance document 8a](#) on the website.

19. Land Contamination Assessment

When is this required?

In Haringey there are a number of areas which may be contaminated e.g. former gas board land, land associated with engineering, brick and tile manufacture, refuse disposal sites, former utilities and sewage works, oil storage, car repair works, petrol filling stations, in-filled pits and industrial land adjacent to the River Lea.

Applications for development on these sites should be accompanied by a Land Contamination Assessment which details existing and previous land uses of the site, potential contamination and likely risks associated with the site. A desktop study (Steps 1 – 4) is recommended before making an application which should be submitted with the application.

Where contamination is known or suspected or proposed use is especially vulnerable the applicant should provide a preliminary risk assessment comprising:

- desk study
- walk over site reconnaissance
- conceptual model identifying potential pollutant sources, pathways and receptors as a basis for assessing the risks and appraising the options for remediation.

Please refer to the DCLG's Planning Policy Statement 23 (PPS23), Annex 2 Para 2.42- 2.45 for more details.

Step 1 - Establish former uses of the site. Collect physical data and undertake walk-over survey. Consult regulatory authorities.

Step 2 - Identify contaminants of concern; list industries identified in Step 1, identify industry-specific contaminants and geologically-based contaminants.

Step 3 - Develop conceptual model of the site.

Step 4 - Undertake Hazard Assessment. Review data and conduct exploratory investigations if further information is required.

Further details can be found in Supplementary Planning Guidance document 8f on the website.

20. Environmental Impact Assessment**When is this required?**

Applications for development required to be accompanied by an Environmental Impact Assessment (EIA) is defined in the Environmental Impact Regulations 1999 as any development identified in Schedule 1 and Schedule 2 development likely to have significant impacts on the environment owing to factors such as its nature, size or location. Schedule 1 and 2 are appendices to the regulations. An application submitted with a supporting Environmental Statement (ES) is automatically considered EIA development.

The most likely development within Haringey that would require an Environmental Statement would fall within Schedule 2 (10(b)) – urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas. The applicable threshold is that the area of development exceeds 0.5 hectares.

Haringey Council will require an environmental statement for all relevant development, including any submitted in Historic Parks and Gardens.

See [Unitary Development Plan Consultation Policy OS6](#) and [Supplementary Planning Guidance document 8h](#) on the website for further information.

21. Statement of Community Involvement

When is this required?

Applications for major developments (residential developments (whether by conversion or new build), involving the creation of 10 or more units, where the number of units is not know, those with a site area of 0.5 hectares; or other developments with a floorspace of 1000m² or more, or with a site area of 1 hectare or more) may need to be supported by a statement stating how the applicant has complied with the requirements for pre-application consultation set out in Haringey's Statement of Community Involvement and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals.

The [Statement of Community Involvement](#) can be viewed on the website.

Explanatory note on Supplementary Planning Guidance

This guidance document makes reference to Supplementary Planning Guidance (SPG).

The UDP sets out the policies for specific areas and core planning policies on topics for the whole borough. Much of the detail to support the UDP policies will be contained in accompanying documents called Supplementary Planning Guidance (SPG).

Supplementary Planning Guidance (SPG) is a material consideration for development control purposes and can take the form of design guides, area development briefs or supplement other specific policies in the UDP.

As of January 2008 five SPG have been adopted to bring them in line with the adopted UDP policies, the UDP Inspector's recommendations and changes to government legislation. The remaining SPG are still draft and will continue to be used for development control purposes. In addition, two codes of practice on employment and training and health planning obligations have been prepared and adopted. The two Code of Practice Notes will assist in development control negotiations on planning obligations and relate to employment and health impacts of development proposals.

The SPG and Codes of Practice Notes adopted in 2006 are:

- SPG1a Design Guidance
- SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes
- SPG8a Waste and Recycling
- SPG10a The Negotiation, Management and Monitoring of Planning Obligations
- SPG10b Affordable Housing
- Planning Obligation Code of Practice No 1: Employment and Training
- Planning Obligation Code of Practice No 2: Health

As Supplementary Planning Documents are introduced it may be necessary to review and amend the Local Information Requirements accordingly, any changes that are made will be publicised.

Availability of SPG and Code of Practice Guidance Notes

All SPG and Code of Practice Guidance Notes (draft and adopted) are available free of charge via our website: www.haringey.gov.uk; on request via telephone (020 8489 5508); or in writing or in person at the following address:

Haringey Council
Planning Service
639 High Road
London
N17 8BD

Planning Application Requirements

Number	Planning Application Requirement (PAR) -	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
	The National PAR will include (where applicable): Completed form, Site Location Plan, Ownership certificate A, B, C or D (+ Regulation & Certificate 1a; Notice 1 or 2); Article 7 agricultural holdings) certificate, Design and Access Statement , Appropriate Fee																						
	Planning Application Type																						
1	Householder app for PP for works or extension to a dwelling	✓																					
2	Householder app for PP for works or extension to a dwelling and conservation area consent	✓																					
3	Householder app for PP for works or extension to a dwelling and listed building consent for alterations, extension or demolition of a listed building	✓																					
4	App for PP	✓																					
5	App for outline PP with some matters reserved	✓																					
6	App for outline PP with all matters reserved	✓																					
7	App for PP and conservation area consent for demolition in a conservation area	✓																					
8	App for PP and listed building consent for alterations, extension or demolition of a listed building	✓																					
9	App for PP and consent to display an advertisement(s)	✓																					
10	App for conservation area consent for demolition in a conservation area	✓																					
11	App for listed building consent for alterations, extension or demolition of a listed building	✓																					
12	App for consent to display an advertisement(s)	✓																					
13	App for listed building consent for alterations, extension or demolition of a listed building and consent to display an advertisement(s)	✓																					
14	App for a Lawful Development Certificate for an existing use of operation or activity including those in breach of planning condition	✓																					
15	App for a Lawful Development Certificate for a proposed use or development	✓																					
20	App form for prior notification of proposed development in respect of permitted development by telecommunications code systems	✓																					
22	App for prior notification of proposed demolition	✓																					
23	App for approval of reserved matters following outline approval	✓																					
24	Application for removal or variation of a condition following grant of planning permission	✓																					
25	Application for approval of details reserved by a condition	✓																					
26	App for tree works - Works to trees subject to a Tree Preservation Order (TPO) and/or Notification of Proposed Works to trees in conservation areas	✓																					

Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
<p>Given the increasing prevalence of electronic submission of drawings, all drawings to scale should include a graphic scale (in addition to a numeric scale) so that when printed 'out of scale' dimensions can still be 'scaled'.</p>	Bob Maltz	Hornsey CAAC	<p>We have recently amended our guidance for applicants which includes the need to include a scale bar and other scaling information on drawings. In addition we will shortly be producing a new leaflet for applicants making online applications which also details the need to include scale information. We will continue to review our customer guidance and make improvements where required.</p>
<p>In the case of applications for development in conservation areas and for listed buildings the description of the proposed development should include all aspects of the scheme which would affect the appearance of the building regardless of whether planning permission is strictly required. e.g aspects such as front veluxes for Means of Escape which can break up an original roofscape in a brutal manner.</p>	John Cromption	Muswell Hill CAAC	<p>The requirement to describe the proposed development is the responsibility of the applicant. Where we feel that the description that an applicant has given does not adequately describe a development we may ask them to amend it. In coming to a suitable description for a proposed development there is a need to strike a balance between a sufficient level of detail and something that is manageable within the system. However, the description of the development should always be viewed in conjunction with the submitted plans and drawings to give a comprehensive overview of the proposed development.</p>
<p>Greater care must be taken by the Council to ensure that the description of the development used in the consultation letters is full and accurate as the omission of a single word can sometimes give a wholly misleading impression of what is proposed.</p>	John Cromption	Muswell Hill CAAC	<p>I would refer you to my response above. In addition however we will strive to deliver the highest standards in administration of the planning system and will draw this to the attention of the relevant officers.</p>
<p>Applications for change of use should state what the current use is as well as the proposed use.</p>	John Cromption	Muswell Hill CAAC	<p>We will take this on board and include in guidance for applicants.</p>
<p>The council should not start the clock on the 8 week determining period until all the relevant supporting documents have been received and the correct application has been submitted.</p>	John Cromption	Muswell Hill CAAC	<p>This is the current process, in line with the relevant legislation. The 8 week period will not start until a valid application has been received.</p>
<p>The application forms contain hyperlinks to other documents. It should be made clear to applicants not applying on-line how these documents can be accessed.</p>	John Cromption	Muswell Hill CAAC	<p>In our guidance for applicants we will endeavour to inform applicants how the relevant documents can be obtained.</p>

Comment	Respondent Name	Respondent Org (if applicable)	Haringey Response
When an application for approval of reserved matters and conditions attached to planning approvals is submitted, the people or organisations who have originally commented or shown interest in the Original scheme are at present seldom consulted. Can this be righted with the new application system?	John Cromption	Muswell Hill CAAC	Consultation arrangements are not within the scope of the new arrangements. We feel that our current arrangements are appropriate in this area, but there is potential for review in the future.
Concerned about the number of separate Application Forms. This is likely to cause difficulty and confusion for infrequent applications.	Pat Bloomfield	Muswell Hill and Fortis Green Association	The number of application forms has been mandated by government. We will strive to provide the best possible guidance to applicants.
The application form should adequately describe the proposed works including such items as Rooflights in on from elevations in Conservation Areas. These are frequently not referred to on the form where they are an essential part of the proposal.	Pat Bloomfield	Muswell Hill and Fortis Green Association	The requirement to describe the proposed development is the responsibility of the applicant. Where we feel that the description that an applicant has given does not adequately describe a development we may ask them to amend it. In coming to a suitable description for a proposed development there is a need to strike a balance between a sufficient level of detail and something that is manageable within the system. However the description of the development should always be viewed in conjunction with the submitted plans and drawings to give a comprehensive overview of the proposed development.
Where an approval is given subject to conditions or reserved matters, those people or organisations who have commented or shown interest in the Application should again be consulted.	Pat Bloomfield	Muswell Hill and Fortis Green Association	Consultation arrangements are not within the scope of the new arrangements. We feel that our current arrangements are appropriate in this area, but there is potential for review in the future.

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Haringey Council

Agenda item:

[No.]**Name of Meeting: Planning Committee****On: 11th February 2008**

Report Title: Pre-Application Advice Services	
Forward Plan reference number (if applicable):	
Report of: Niall Bolger, Director of Urban Environment	
Wards(s) affected: All	Report for: Key Decision
<p>1. Purpose (That is, the decision required)</p> <p>1.1 To note the proposal for a more formalised service and associated charging regime for Pre-Application Planning Advice and Planning Performance Agreements in Haringey.</p>	
<p>2. Introduction by Cabinet Member (if necessary)</p> <p>This report asks members to note the proposal of a more structured approach to the way Haringey deal with the pre-application phase of planning applications in the borough.</p> <p>The report looks at two different charging regimes one for basic pre-application planning advice (PAPAs) and one for Planning Performance Agreements (PPAs) which would introduce a project management approach to preparing Major, Strategic, and Complex Applications.</p> <p>There are currently several local authorities charging for PAPAs including our neighbours Camden, Islington, Barnet and Enfield. This report demonstrates the advantages of doing so and recommends Haringey implement a charging regime benchmarked against our neighbours.</p> <p>PPAs are a new concept which have been piloted by the Department of Communities and Local Government (DCLG) via the Planning Advisory Service (PAS) and The Advisory Team for Large Applications (ATLAS) and have now been put forwarded as an option for Local Planning Authorities to consider.</p>	

I fully support the recommendations of this report.

3. Recommendations

- 3.1 For Planning Committee to note the proposal to proceed with the implementation of a formalised service for pre-application planning advice (PAPA) and a charging regime benchmarked against neighbouring local authorities.
- 3.2 For Planning Committee to note the proposal to proceed with the implementation of Planning Performance Agreements (PPAs) and the associated charging regime based on guidance from Government.

Report Authorised by:.....*Paul Tomkins*.....

P.P.
Shifa Mustafa, Assistant Director of Urban Environment

Contact Officer: Costas Christoforou, Group Manager Business Support, Development & Performance, Planning Policy & Development Service ext: 5529

4. Director of Finance Comments

- 4.1 The Councils external incomes policy states that services should raise income wherever there is the power or duty to do so and the income should, at least, cover the full cost, including all overheads, of the service.
- 4.2 It is estimated that the proposals in this report are likely to generate additional income which will be used to fund the enhanced services provided and deliver a net saving of £70k to achieve the Services PBPR savings target for the budget planning period 2008/09 to 2010/11.
- 4.3 The income forecast has been set conservatively which will mitigate against the risk of reduced uptake of the service. Should a shortfall occur it will be managed within existing budgets.
- 4.4 The charges should be subject to annual review taking account of at least inflationary increases in costs.

5. Head of Legal Services Comments

- 5.1 The powers to introduce charges for PAPAs and PPAs are executive functions within the remit of the Cabinet. The statutory powers to charge and the legal implications connected with the operation of PAPAs and PPAs are set out in sections 8 and 9 of this report.

6. Local Government (Access to Information) Act 1985

6.1 Local Government Act 2003

6.2 Planning and Compensation Act 2004

7. Strategic Implications

- 7.1 Officers currently spend a lot of time giving pre-application advice to developers on schemes which may only be speculative. It is proposed that a charge be introduced for this service in line with Government recommendations. The charge will mean that the developer, who benefits from the advice, pays for the service, instead of the cost of this advice falling on the general council tax payer.
- 7.2 The new services will be available to any agent/ developer interested in receiving advice on a proposed planning application for a development of two units or more. This removes the average householder from the charges. PPAs will only be considered for applications of major or strategic significance to the borough.

8. Financial Implications

- 8.1 Local planning authorities have the power to charge for services provided in the pre-application phase of a planning application under Section 93 of the Local Government Act 2003.
- 8.2 Any charging system must be based on recovering costs and should not be profit making. Payment in advance is the usual practice as it avoids extra costs associated with debt recovery should payment in arrears not be made.
- 8.3 Several local authorities have already implemented a charging regime for PAPA. It is proposed that fees are charged in Haringey for any application of two units or more with charges ranging from £300 for an application of 2-4 units to £4,000 for an application of more than 100 units. A full breakdown of the proposed charges is detailed in **Appendix 1**.
- 8.4 Current Government recommendations state that for a basic PPA with a pre-application phase of 13 weeks the applicant should be charged a fee in the region of £15,000.
- 8.5 As both the new services could potentially create a larger workload and require more resources it may be necessary to employ a project manager/ senior administrator to ensure the smooth running of the PAPAs and PPAs. The cost of this member of staff would be funded by the charging regime.

9. Legal Implications

- 9.1 There are certain probity issues with regards to how members of the public might view PAPAs and PPAs.

- 9.2 To make the PAPA process as transparent as possible it is essential that more than one officer is present at any pre-application advice meeting and that one officer takes formal minutes.
- 9.3 With regards to PPAs Government has recommended that a charter is adopted that states explicitly how the agreement is conducted. The charter contains information such as what the fees are and what the developer gets for the fee, what the structure of the project team looks like and what expectations are on either side. For more information on the charter please see Appendix 2.
- 9.4 When both sides agree to PAPA or a PPA a legal disclaimer will accompany all necessary documentation to make it very clear that the advice or agreement **does not guarantee or give any indication of likelihood that the final planning application submitted will be approved.** As the DCLG consultation paper states any agreement “relates to the process of considering development proposals and not to the decision itself.”¹

10 Equalities Implications

- 10.1 The charging regime will only apply to developments of two units and above. This excludes householder developments which constitute the majority of our schemes. Free advice will continue to be available for all applicants however this will be less formal and restricted to ‘in principle’ issues.

11 Consultation

- 11.1 Agent’s Forum – a presentation to Haringey’s Agent’s Forum and a feedback session took place at the end of November. A questionnaire was also sent to Agent’s who could not attend the forum to gain their views on the proposed schemes.
- 11.2 The report will go to Cabinet for full agreement of the final decision.

12 Background

Pre-Application Planning Advice (PAPAs)

- 12.1 Due to the gradual reduction of the Planning Delivery Grant local authorities are looking for ways to recover some of the costs of the planning process and allow for potential re- investment in the service. One way in which many authorities are addressing this issue is by charging for pre-application planning advice. Charging for such services is permitted by Section 93 of the Local Government Act 2003.
- 12.2 The main objective of introducing a charging mechanism for pre-application planning advice is to improve the pre-application advice offered to our customers

¹ <http://www.communities.gov.uk/documents/planningandbuilding/doc/326072.doc>

through providing a formalised service which is self funded through the fees levied.

- 12.3 The pre-application planning advice process is similar from council to council and usually takes the form of one meeting, with officers considering the proposals and documentation before the meeting and an officer sending a formal written account of the meeting to the applicant. For a basic PAPA meeting it is estimated that the total officer time spent will be 14 hours. The more complex/larger the proposal the more officer time and other resources will be required. See **Appendix 4** for a detailed process map of a pre-application planning advice service.
- 12.4 It is expected and advised that all matters should be covered during one meeting, however for some larger and more complex developments further meetings may be required, for such extra meetings other councils either charge a lesser flat rate or an hourly rate (please see **Appendix 3** for examples of what other councils charge).
- 12.5 A recent survey of neighbouring boroughs states that roughly 60% of developers take up pre-application planning advice. Some of the reasons for this level of take up are that PAPA will speed up the application process for the developer and will also provide greater certainty with regards to the outcome of the application.
- 12.6 There are several possible advantages of introducing PAPAs including:
- Filtering out speculative and poorly thought-out development proposals
 - Ensuring better quality application submissions
 - Refusing fewer applications and performing better against best value targets.
 - Other authorities have found that developers are generally happy to pay if they believe they will receive assured and timely access to a planning officer and carefully considered, detailed written advice at the end of the process.
 - The software to record pre-application advice meetings (i-plan) is already in place and will record the meetings on the same system that records the final application.

Planning Performance Agreements (PPA)

- 12.7 The use of PPAs was piloted by PAS and ATLAS in a year-long project which began in January 2006². The project involved 22 local planning authorities and their developer partners. PAS published a final report, and made a series of recommendations to the Department for Communities and Local Government (DCLG), including:

² <http://www.pas.gov.uk/pas/aio/33643>

- PPAs should be incorporated into the planning system and endorsed as good practice for suitable applications.
 - The principle of a PPA should be a voluntary agreement.
 - The handling of large scale major applications via a PPA should be exempted from BVPI 109a reporting, and a new target agreed between applicant and planning authority.
 - Guidance should be provided to help planning authorities undertaking PPAs.
- 12.8 The Government has now accepted all of these recommendations but has added that all applications regardless of size should be exempt from the BVP1 109a reporting requirement if they have entered into a PPA.
- 12.9 PPAs are designed to enable the two parties, developer and LA, to work in partnership throughout the entire planning process creating greater certainty with regard to the speed and quality of large planning application assessments and decisions.
- 12.10 The DCLG consultation paper estimates that a basic PPA lasting for 13 weeks would take up 50% of a senior planners' time and would also require 5 days support from another planning officer.
- 12.11 A basic PPA would consist of one screening meeting, the LA scoping of the PPA, an inception day and one meeting per month thereafter. The cost takes into account resource implications such as support and administrative work, overheads, record keeping and other officer time. Please see Appendix 5 for a more detailed flowchart of the process involved.
- 12.12 There are several possible advantages of introducing PPAs:**
- Opportunity to recover some of the costs of delivering the service and allows for potential re-investment.
 - Filtering out speculative and poorly thought-out proposals.
 - Better quality application submissions
 - Less refusals, appeals and appeals upheld
 - Better performance against best value targets and in customer perception surveys
 - Exclusion from the calculation of BVPI 109a performance figures
 - The developer will benefit from a more structured and project managed application process and greater certainty with regards to the outcome of the application.

13 Conclusion

PAPAs

- 13.1 The practice of charging for PAPAs is now well established across London; authorities such as Westminster have now been charging for advice for over three years.
- 13.2 The introduction of pre-application fees could bring many benefits including the opportunity to offset some of the costs of the planning process and filtering out speculative and poorly thought-out development proposals, which may in turn lead to less refusals and better performance against best value targets.
- 13.3 It is proposed to introduce the new procedure with effect from 1 April 2008. Internal procedures will need to be set up, tested and guidance produced, particularly regarding the receipt of fee income and the extent and standard of advice given.

PPAs

- 13.4 PPAs are a more structured way of managing the application process of a major development. The agreement promotes a partnership approach to major and strategic developments so that a good working relationship is established and joint priorities can be worked on resulting in the best development possible for the borough.
- 13.5 The concept of PPAs is relatively new but the Government sees the agreements as the way forward when it comes to dealing with major and strategic applications.
- 13.6 The implementation of PPAs will provide a higher quality service to applicants, give Haringey the opportunity to recover some of the costs of delivering the service and allow for potential re-investment in the service. If the agreements are implemented now the Planning Service could capture the next round of major applications that we are expecting to see in the borough shortly.

14 Appendices

Appendix 1: Charging Regime Breakdown PAPA

Council	Description	Main Charge(s)	Extra Charges
Haringey	Category 5 Proposals • 100 or more residential units • 10,000m ² or more commercial floor space	£4,000 (inc. VAT)	£2,000 (inc. VAT) for any subsequent meetings
	Category 4 Proposals • 25-99 residential units • 2000m ² – 9,999m ² of commercial floor space	£2,000 (inc. VAT)	£1,000 (inc. VAT) for any subsequent meetings
	Category 3 Proposals • Provision of 10-24 dwelling units • Provision of 1000m ² – 2000m ² of commercial floor space • Development of a site of 0.5ha and over • Mixed use developments	£1,200 (inc. VAT)	£600 (inc. VAT) for any subsequent meetings
	Category 2 Proposals • Provision of commercial development of 500-999m ² • Creation of 5-9 residential units.	£600 (inc. VAT)	£300 (inc. VAT) for any subsequent meetings
	Category 1 Proposals • Provision of commercial development of 100-499m ² • Creation of 2-4 residential units • Change of use of 100m ² -999m ² • Advertisement application for hoardings • Individual proposals for telecommunications equipment & masts	£300 (inc. VAT)	£150 (inc. VAT) for any subsequent meetings

Appendix 2: Charter Information

During the pilot on 22 local authorities, it was identified that some had had issues with probity. When members of the public saw a PPA in place they thought the council were working in league with a developer and that the PPA gave a developer guaranteed approval of planning permission.

The report recommends that one way of overcoming this is for LAs to adopt a PPA Charter to give the process more transparency.

The charter should include information on:

- The structural approach to the PPA e.g. establishment of roles such as a project manager, stream board membership
- Partner organisation commitment – for partners such as the PCT, Highways Agency – to demonstrate the council is committed to partnership working
- A community engagement statement
- Details of Member involvement
- Expectations from applicants - what the council expects of the developer e.g. approaching the agreement in an open and collaborative way
- What the fees will be and what they cover
- What is agreed in writing between the two parties
- What information the draft PPA will contain

If these issues are covered by the charter it presents the process in a transparent way that keeps members of the public and Council Members well informed and aware of the processes.

The ATLAS report features a model charter³ that could be adapted by LAs.

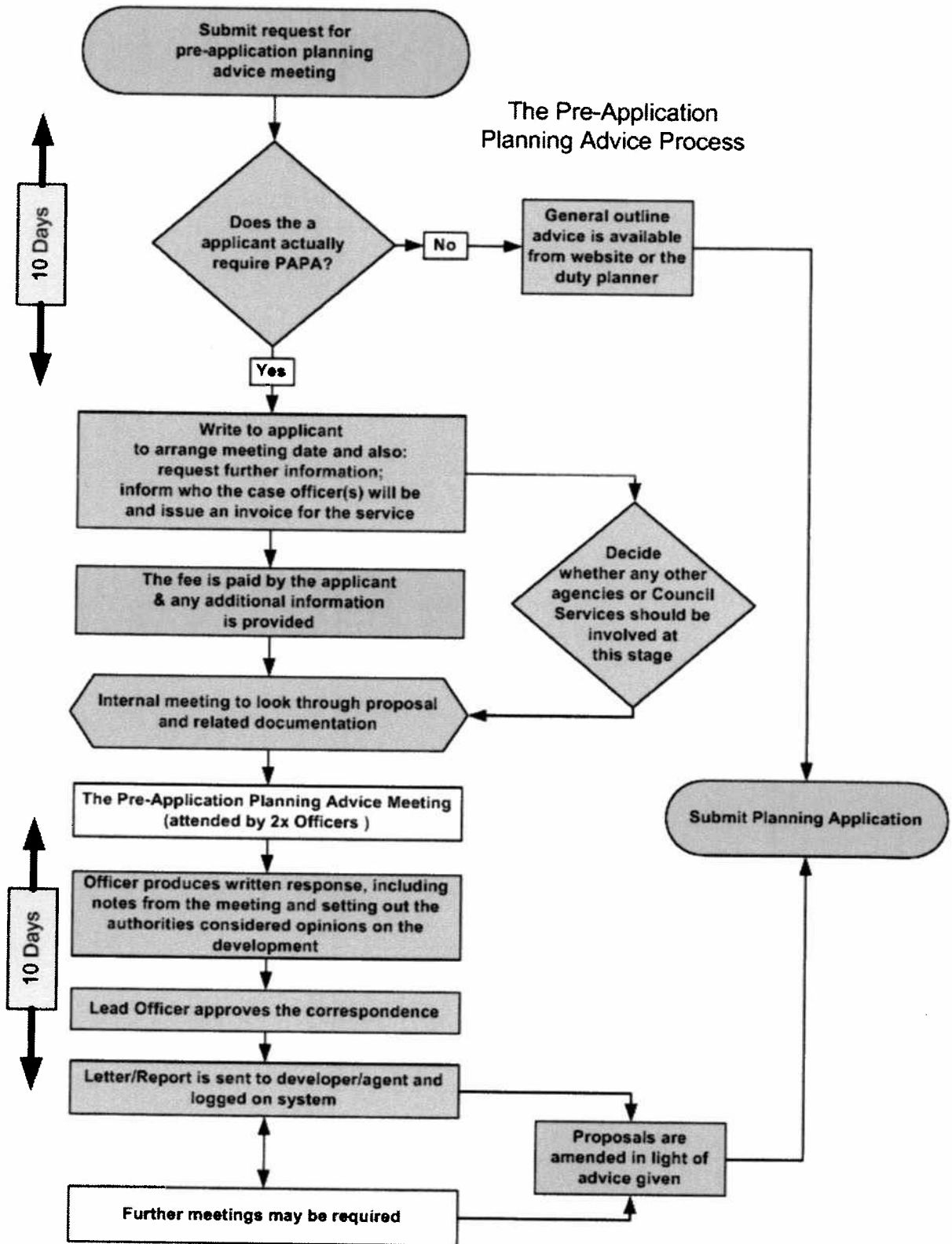
Appendix 3: Charging Regimes in other Local Authorities

Council	Description	Main Charge(s)	Extra Charges
Barnet	Category 'A' Proposals Large Scale, Complex Development • 25 or more residential units • 2000m ² or more of commercial floor space	£2,935 (inc. VAT)	Where additional officers are required at meetings, additional charges will apply. The appropriate hourly rate for officers' time is dependent on their seniority: • Officers up to Principal level - £117.50 per hour • Team Leaders/Managers - £147.00 per hour • Section Heads & Directors - £176.00 per hour (all above inc. VAT)
	Category 'B' Proposals Other Major Development • Provision of 10-24 dwelling units • Provision of 1000m ² – 2000m ² of commercial floor space • Development of a site of 0.5ha and over • Mixed use developments	£1,468 (inc. VAT)	
	Category 'C' Proposals Minor Development • Provision of commercial development of 100-999m ² • Creation of 2-9 residential units • Change of use of 100m ² -999m ² • Advertisement application for hoardings • Individual proposals for	£646 (inc. VAT)	

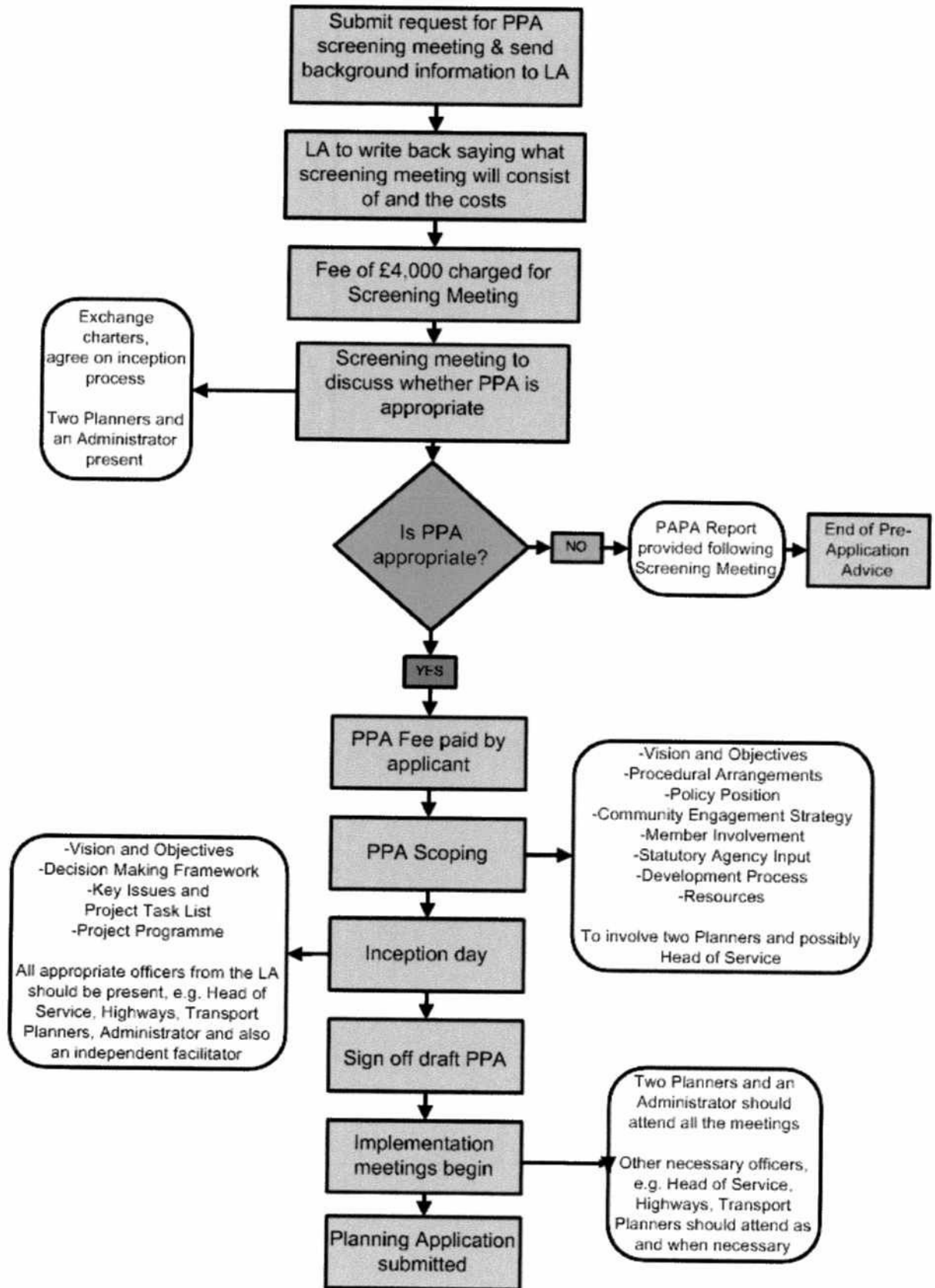
³ <http://www.pas.gov.uk/pas/aio/42762>

Council	Description	Main Charge(s)	Extra Charges
	telecommunications equipment & masts		
Camden	<ul style="list-style-type: none"> • Over 50 units of accommodation • Over 5,000 m2 floor space or masterplans and site marketing information 	Fee negotiated (See Extras)	Fee negotiated depending on size of proposal to cover council's cost
	<ul style="list-style-type: none"> • 21-50 units of accommodation • 2,001m2-5,000m2 of floor space 	£2,000	£1,000
	<ul style="list-style-type: none"> • 10-20 units of accommodation or • 1,000 m2 to 2,000 m2 floor space 	£1500	£750
	<ul style="list-style-type: none"> • 5-9 units of accommodation or • 500m2 to 999m2 floor space 	£750	£375
Enfield	Category A Large Scale, Complex Development <ul style="list-style-type: none"> • 25 or more residential units • Any development of 2000 sq metres or more of floor space 	£2350 (Including VAT)	A maximum of £2350 for each subsequent meeting
	Category B Other Major Development <ul style="list-style-type: none"> • Provision of 10-24 dwelling units • Any development of 1000sq metres – 2000 sq metres of floor space • Development involving a site of 0.5ha and over 	£1175 (Including VAT)	A maximum of £2350 for each subsequent meeting
Westminster	Category 4 Planning briefs/Master plans	Charge by agreement for estimated officer time, printing costs etc at cost recovery level.	
	Category 3 Large Strategic Developments <ul style="list-style-type: none"> • 100 or more new residential units • 10,000m2 or more floor space 	£2,000 + VAT	Further charge by agreement for a defined series of meetings (charge for officer time at cost).
	Category 2 Major Developments <ul style="list-style-type: none"> • 10-99 new residential units • 1,000-9,999m2 floor space 	£2,000 + VAT	£1,000 + VAT = 1 follow up meeting. In appropriate cases, option of an agreed charge for a defined number of additional meetings (charge for officer time at cost)
	Category 1 Medium Developments <ul style="list-style-type: none"> • 5-9 new residential units • 500-999m2 floor space 	£1000 + VAT	£500 + VAT = 1 follow up meeting

Appendix 4: Pre-Application Planning Advice Process



Appendix 5: Planning Performance Agreement Process





Haringey Council

Agenda item:

Planning Committee	11 February 2008
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Report Title: Adoption of Conservation Area Character Appraisals		
Forward Plan reference number (if applicable): Not applicable		
Report of: Assistant Director, Planning Policy & Development		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards affected: Muswell Hill; Fortis Green; Alexandra; Woodside; Bounds Green; Noel Park.</td> <td style="width: 50%; padding: 5px;">Report for: Non-key decision</td> </tr> </table>	Wards affected: Muswell Hill; Fortis Green; Alexandra; Woodside; Bounds Green; Noel Park.	Report for: Non-key decision
Wards affected: Muswell Hill; Fortis Green; Alexandra; Woodside; Bounds Green; Noel Park.	Report for: Non-key decision	
<p>1. Purpose</p> <p>1.1 To report on the recent public consultation exercise in respect of Character Appraisals for the following Conservation Areas, and to seek approval for their adoption: -</p> <ul style="list-style-type: none"> • CA 4 Muswell Hill Conservation Area • CA 10 Wood Green Common Conservation Area • CA 12 Trinity Gardens Conservation Area 		
<p>2. Recommendations</p> <p>2.1 That the Planning Committee approves and adopts the Character Appraisals for the above Conservation Areas.</p>		
<p>Report Authorised by: Shifa Mustafa, Assistant Director, PP&D.</p> <p>Signature: <i>Shifa Mustafa</i> Date/02 / 2008</p>		
<p>Contact Officer: Sue Cooke, Team Leader, Design and Conservation Team</p> <p>Telephone: 020 8489 5511</p> <p>e-mail: sue.cooke@haringey.gov.uk</p>		

3. Director of Finance Comments

- 3.1 There are no significant financial implications arising from the recommendations of this report. Consultation and other costs in respect of Character Appraisals for the three areas will be contained within existing PPD approved budgets.

4. Head of Legal Services Comments

- 4.1 The Head of Legal Services comments that the Character Appraisal, when adopted, will be a material consideration when considering applications for development within the relevant Conservation Area. Applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take account of the essential character of the area as identified in the adopted appraisal.

5. Local Government (Access to Information) Act 1985

- 5.1 The following documents were used in the preparation of this report; -

- Haringey Unitary Development Plan, (Adopted July 2006)
- Haringey Draft Supplementary Planning Guidance 2: Conservation and Archaeology (September 2003)
- Planning Policy Guidance 15: Planning and the Historic Environment (1994)
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- English Heritage Guidance on Conservation Area Appraisals (February 2006)
- English Heritage Guidance on the Management of Conservation Areas (February 2006)
- ODPM Best Value Performance Indicators 2005/06

- 5.2 The Design and Conservation Team and documents are located at 639 High Road, London N17 8BD. Anyone wishing to inspect the background papers in respect of the following report can contact Vernon Farmer on 020 8489 5275.

6. Executive Summary

- 6.1 On the 29th June 2007 the Council commenced the second phase of the ongoing programme of public consultation on Conservation Area Character Appraisals. This involved the following 3 conservation areas:-
- Muswell Hill (No. 4)
 - Wood Green Common (No. 10)
 - Trinity Gardens (No. 12).

- 6.2 The consultation period ran for a period of 10 weeks closing on 10th September 2007. Copies of the draft conservation area character appraisals were made

available on the Council's website and printed copies were available for viewing in local libraries and at the Council's Planning Office at 639 High Road, Tottenham.

- 6.3 The consultation was publicised in the local and national press and the local MP; local Councillors; local conservation groups; amenity groups; local residents associations; the North London Chamber of Commerce and local business organisations were notified in writing of their publication, and invited to comment.
- 6.4 All representations received as a result of the public consultation have been considered and the conservation area character appraisals have been amended where appropriate. The amended Appraisals aim to give a clear assessment of the special interest, character, and appearance that justified the designation of the conservation areas, and to suggest broad guidelines for their preservation and enhancement.
- 6.5 The Conservation Area Character Appraisals are now presented to Committee for approval and adoption. It is intended that each adopted Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

7. Financial Implications

- 7.1 Any costs associated with the publication of the adopted conservation area character appraisals will need to be contained within existing approved budgets for Planning Policy and Development.

8. Legal Implications

- 8.1 The Head of Legal Services has been consulted and has no specific comments to add.

9. Equalities Implications

- 9.1 Parts of the Borough suffer from high unemployment levels and a relatively high crime rate, and a number of the borough's wards are within the top-ten most deprived in the country. There is a need to protect and enhance the local historic environment to help stimulate regeneration in the borough. The adoption of character appraisals for the borough's conservation areas will assist in this regard.

10. Consultation

- 10.1 The second phase draft conservation area character appraisals were made available for public consultation between 29th June and 10th September 2007, electronically on the Council's website; and as printed copies for viewing in local libraries and at the Council's Planning Offices at 639 High Road, Tottenham. The following organisations were notified of the publication of the appraisals, and invited to comment on them: -
- Muswell Hill Conservation Area Advisory Committee;
 - Alexandra Palace & Park Conservation Area Advisory Committee;
 - Joint Conservation Area Advisory Committee;
 - Muswell Hill & Fortis Green Association;

- Friends of Wood Green Common;
- Local tenants' & residents' associations within N10 and N22 postcodes;
- North London Chamber of Commerce;
- The Chocolate Factory;
- MP for Hornsey & Wood Green;
- Lead Member & Executive Member for Environment & Conservation;
- Local Ward Councillors.

10.2 The public consultation was advertised in the May 2007 and June 2007 editions of the Council's 'Haringey People' magazine and on the Council's website.

10.3 Consultation comments were received from Muswell Hill Conservation Area Advisory Committee; Alexandra Residents Association; Hornsey Historical Society; Avenue Gardens Residents Association; Parkside Malvern Residents Association and a number of local residents. In summary the main issues raised were as follows:-

- **Addition of buildings to the Statutory List and Local List.**

A separate report on the Review of the Council's Local List is being prepared for submission to a later Committee. The Local List has not been reviewed or updated since 27th January 1997. Since then a large number of potential additions have been accumulated. All buildings identified as Positive Contribution Buildings in the surveys carried out as part of the Conservation Area Character Appraisal process, by independent observations carried out by Conservation Officers and by requests from members of the public will be professionally assessed for their architectural and historic merit. Only those that meet the criteria in Appendix 2 of English Heritage's 'Guidance on Conservation Area Appraisals' will be submitted for consideration as additions to the revised Local List.

Officers are working through the proposals for Statutory Listing and making applications to English Heritage, where appropriate.

- **Alterations to the Conservation Area boundaries.**

Muswell Hill Conservation Area.

10.4 There have been proposals for six areas of extension and six areas of deletion to the existing boundary. The responses received included recommendations for extending the conservation area to include:-

1. Midhurst Avenue (consistent in architectural style, scale, appearance and details to the adjoining conservation area buildings);
2. Fortismere School & Child Guidance Centre frontage on Tetherdown (contains a 19th Century local listed building and open space that would complete the western side of Tetherdown as part of the conservation area);
3. Eastwood Road & Burlington Road (a pocket of development consistent in age and style to other buildings within the conservation area);
4. Barnard Hill, Colney Hatch Lane & Goodwyn's Vale (late 19th & early 20th Century development similar in style to most of the conservation area);
5. Alexandra Park Road (Nos. 88 to 110 are a well designed shopping parade built in 1907 consistent with adjoining conservation area buildings);

6. Vallance Road, Elgin Road, The Avenue, Grove Avenue, Lansdowne Road & Grosvenor Road (a substantial area built between 1909 & 1920s as the second phase of development containing fine examples of Arts & Crafts inspired houses of conservation area quality).
- 10.5 The extension of the Muswell Hill Conservation Area to include the first five areas shown above is recommended because their style and character are consistent with the existing conservation area.
- 10.6 It is recommended that the sixth area shown above proposed by the Alexandra Residents Association and local residents is designated as a new conservation area based on its very different Arts & Crafts style and character that is considered to be of suitable, but independent, conservation area quality.
- 10.7 The suggestions for deleting areas already within the existing Muswell Hill Conservation Area are not considered to be appropriate, as their retention enables greater control over pressures for change. It is recommended that none of the existing areas are de-designated.

Trinity Gardens Conservation Area.

- 10.8 There has been a proposal from the Avenue Gardens Residents Association for an extension to the existing boundary to include Park Avenue south to the former railway bridge. Park Avenue was laid out as the formal tree lined link between Wood Green and Alexandra Palace & Park when it opened in 1873. The houses, dating from 1879 to 1889, are large well designed high quality buildings similar to the houses south of the former railway bridge that are already within the adjoining Wood Green Common Conservation Area. The whole of Park Avenue remains as a largely complete Victorian street with limited alterations to its original character.
- 10.9 The extension of the Trinity Gardens Conservation Area to include Park Avenue is recommended to ensure greater controls over pressures from change.

Wood Green Common Conservation Area.

- 10.10 There has been a proposal from the Parkside Malvern Residents Association for an extension to the existing boundary to include:
Alexandra Palace railway station;
the adjoining strip of land to the north;
the land to the south.
All are on the west side of Buckingham Road and Station Road.
- The railway station was built in the 19870s as an auxiliary station to serve the, then newly constructed, Alexandra Palace to the west. It is an attractive building, of Gault brick with red brick banding and arched window dressings complementary in materials to the Palace, that makes a positive contribution to the setting of the conservation area.
 - The strip of land to the north of the station, between the railway cutting to the west and Station Road / Buckingham Road to the east, forms a narrow green buffer zone between the busy main line railway tracks and the existing conservation area.

It contains mature and semi-mature trees and shrubs that make a significant contribution to the setting of the adjoining conservation area. The rising tree covered land on the west side of the railway cutting, within the Hornsey Water Works and Filter beds Conservation Area and Alexandra Palace and Park, is visible in the distance across the railway land when viewed from Buckingham Road. Inclusion of this area within the Wood Green Common Conservation Area would add to its character and appearance and would continue the impression of an open space corridor from Alexandra Park through to Wood Green Common and Avenue Gardens. It would complement the setting of the surrounding existing conservation areas by preserving views into and out of them.

- The land to the south of the railway station is partly screened from the conservation area by a line of mature pollarded lime trees, but contains an unattractive group of buildings and an open yard in use for a range of retail and light industrial uses. It is of no architectural quality or historic relevance, nor is it of good townscape quality so cannot, therefore, be recommended for inclusion within the boundary of the conservation area.

10.11 However, the extension of the Wood Green Conservation Area to include Alexandra Palace railway station and the adjoining strip of land to the north, west of Buckingham Road and Station Road is recommended to enhance the impression of an open space corridor and to enhance the gateway into the conservation area.

- **Designation of Article 4 Directions.**

10.12 All of the draft appraisals explore the possible need for the designation of Article 4 Directions. Despite the pressures for change and local requests for the introduction of these powers, widespread designations would not be an appropriate course of action.

10.13 However, there is an urgent need for consideration of limited Article 4 powers in key residential parts of Muswell Hill. A separate report seeking the designation of an Article 4 Direction is being prepared for submission to a later Committee. This will seek the removal of permitted development rights of owners of dwellinghouses to remove front boundary walls enabling forecourt parking to take place in Collingwood Avenue, Leaside Avenue, Fortismere Avenue Birchwood Avenue, Firs Avenue and Grand Avenue. The associated implications for action by the Council's Enforcement Team will be considered as part of this report. The Council will have to seek confirmation from the Secretary of State for any Article 4 proposal. Officers are of the view that such a confirmation will be forthcoming for a limited area, but will not be likely to be agreed for the widespread designations.

10.14 In preparing the Appraisals for adoption the Council's conservation officers have taken into account all of the comments received and have updated the Appraisals where appropriate. Some of the comments received were not within the scope of the appraisals and have been passed on to the relevant department. All comments received have been kept on file.

11. Background

- 11.1 A report was presented to the Planning Applications Sub Committee on 28th September 2006 seeking approval to commence a programme of producing character appraisals for the Borough's conservation areas for the purposes of public and stakeholder consultation, with a view to future adoption.
- 11.2 Following Committee approval, the Council's Design and Conservation Team commenced the programme by carrying out public consultation of the draft character appraisals for the 9 Tottenham conservation areas. For convenience, consistency and clearer understanding, the 6 adjoining conservation areas that make up the Tottenham High Road Historic Corridor were combined into a single Conservation Area Character Appraisal document. This covers North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters / Page Green, and South Tottenham. The other 3 Conservation Area Character Appraisal documents cover Bruce Castle, Clyde Circus, and St Ann's.
- 11.3 A report on these Conservation Area Character Appraisals was presented to Planning Applications Sub Committee on 26th September 2007 at which they were approved and adopted. They now support the UDP and LDF and are available to the public on the Council's website.
- 11.4 This report seeks Committee approval for the adoption of the second phase of conservation area character appraisals following the public consultation carried out between 29th June and 10th September 2007. The 3 Conservation Area Character Appraisal documents cover Muswell Hill, Wood Green Common, and Trinity Gardens.

12. Description

- 12.1 Each Character Appraisal is based upon a framework suggested in 'Guidance on Conservation Area Appraisals' produced by English Heritage in association with the Planning Advisory Service, DCMS and ODPM (now DCLG) This framework includes:-
- **Introduction:** (Background to the Study, General Identity and Character of the Conservation Area, Designation, Context of the Conservation Area within the Wider Settlement, and Topography).
 - **Definition of Special Interest:** (Provides a vivid, succinct picture of the overall conservation area as it is today).
 - **Assessing Special Interest:** (Historic Development from Archaeology to the Present Day).
 - **Spatial and Character Analysis** (Divides the conservation area into Sub Areas, each outlining overall character and appearance and detailing streets and key buildings. Identifies what is desirable to preserve or enhance).
 - **Planning Policy Framework:** (National, Regional, Local and Supplementary context).
 - **Audit:** (Statutory Listed Buildings, Local Listed Buildings of Merit, Positive Contribution Buildings, Shopfronts of Merit, Elements of Streetscape Interest, Detractors).

- **Challenges, Pressures and Opportunities for Development:** (Design Considerations, Traffic Management, Streetscape and Public Realm Improvements).
- **Development Control Issues:** (Shopfronts, Forecourt Parking and Vehicular Crossovers, Original Features, Brickwork and stonework Painting Render and Cladding, Dormer Windows, Future Change, and Opportunity Sites. Elements of permitted development where changes would be adversely affected the essential character and appearance of the conservation area).
- **Conservation Area Boundary Review:** (Tests for Boundary, Architectural Quality and Historic Relevance, Townscape Quality, and Review. Potential for extensions or deletions).
- **Potential for Article 4 Directions:** (Current Permitted Development Issues, Impacts on the Character and Appearance, and Recommendations. How the removal of rights would safeguard the character and appearance of the conservation area).

13. Conclusion

- 13.1 The Planning Committee is recommended to approve and adopt the character appraisals for Muswell Hill Conservation Area, Trinity Gardens Conservation Area and Wood Green Common Conservation Area.
- 13.2 The Planning Committee is recommended to approve the designation of proposed extensions to Muswell Hill Conservation Area, Trinity Gardens Conservation Area and Wood Green Common Conservation Area.
- 13.3 A further report will be submitted to the Planning Committee in order to discuss the merits of an Article 4 Direction to remove permitted development rights in relation to the removal of front boundary walls within a key part of the Muswell Hill Conservation Area.

14. Use of Appendices

- 14.1 Muswell Hill Conservation Area Character Appraisal;
Wood Green Common Conservation Area Character Appraisal;
Trinity Gardens Conservation Area Character Appraisal.



London Borough of Haringey

**Conservation Area No. 4
Muswell Hill**

Conservation Area Character Appraisal

Committee Draft February 2008

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1.0 INTRODUCTION

Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-
"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."
- 1.2 The Borough has 28 such areas designated over 36 years, of which Muswell Hill Conservation Area, designated on 1 March 1974 and extended on 16 September 1991, is one.
- 1.3 Under Section 71 of the Act, once an area has been designated:-
"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for the development plan policies and development control decisions, and for the guidance of residents and developers. The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation Area Design Guidance as part of the Council's evolving Local Development Framework (LDF). This will be supported by the adopted and published Appraisals. The third stage will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.
- 1.6 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.
- 1.7 So, in line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria: -
- current and past land use;
 - social and economic background;

- orientation;
- archaeological and historic sites;
- geological and topographical mapping;
- density and types of building;
- place names and earliest references;
- communication types and patterns;
- comprehensive and selective historic mapping;
- aerial photographs;
- documentary sources;
- historic environment record (HER) data;
- characterisation and extensive urban studies (EUS);
- statutory and non-statutory designations.

1.8 The aims of this Appraisal are therefore to:-

- set out the special architectural and historic interest of the Muswell Hill Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;
- identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;
- identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
- examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
- Identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

1.9 It should be noted that the Appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

General Identity and Character of the Conservation Area

1.10 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or prevailing, land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.

1.11 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and the original remaining buildings and street pattern.

- 1.12 Muswell Hill is an essentially Edwardian suburb that developed around a once rural village settlement on high ground on one of the main routes into and out of London. It has a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913).
- 1.13 There is a presumption, set out in PPG 15, to retain buildings that make a positive contribution to the character of conservation areas. The role of buildings and spaces as positive, neutral or negative elements within the conservation is set out in greater detail in the following section. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment, would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

Designation

- 1.14 Muswell Hill was first designated a Conservation Area on 1 March 1974. Designation sought to protect the area's generally unspoilt character and noted that with the exception of the demand for the conversion of houses into flats, pressure for development was moderate. The boundary covered the central shopping area at Broadway and extended to Page's Lane in the north and to Hillfield Park in the south. The eastern and western boundaries respectively were defined by Elms Avenue and Birchwood Avenue/Twyford Avenue. The description contained in the report recommending designation identified an area that has developed as a *"remarkably well-preserved example of an early Edwardian shopping centre"*. The report further added that the architectural interest of the residential streets lies mainly in *"the continuity of the development and detailing of gables, windows, porches and similar features"*. This quality of detailing *"contributes a great deal to the street scene"* but it was acknowledged that it is these features that are *"particularly subject to erosion over the years"*.
- 1.15 The importance of the vistas created by the topography of the area is also noted. However the report concludes that there is *"considerable visual intrusion caused by shopfronts, fascias and signs which are unsympathetic to the unity of the shopping facades"*.
- 1.16 The conservation area was extended on 16 September 1991 to include several roads towards the north east and west that reinforce the Edwardian character of the of the core area. The report also recognised that *"to extend this area further into areas of more varied styles and of less architectural merit could lead to a severe dilution of the Conservation Area as a whole, particularly on appeals following refusal of applications for development."*

Context of the Conservation Area within the Wider Settlement

- 1.17 The Muswell Hill Conservation Area (No. 4) is located in the north west corner of the Borough, approximately 9km north of the River Thames on an area of high ground to the north of Highgate and Crouch End. The current boundary of the Conservation Area is shown on Plan 1. It shares part of its south east boundary with the adjoining Alexandra Palace & Park Conservation Area (No. 13).

Topography

- 1.18 The overall topographical characteristics of the area show the relatively elevated nature of the centre of Muswell Hill and the ridge of high land extending west (along which Fortis Green runs). This area of high ground also extends a little way to the south along Muswell Hill Road. These locations are in excess of 100m AOD. The land falls away to the north, east and south providing the long views along streets and between buildings that are characteristic of the area. The gradient of the falls to the east of Muswell Hill Broadway, between St James Lane and Muswell Hill is the steepest with gentler gradients to the north and south.

2. DEFINITION OF SPECIAL INTEREST

- 2.1 Within Haringey, Muswell Hill is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality. The distinctive three and four storey red brick Edwardian parades of shops and apartments, and their hard streetscape that form the heart of the area, provide a vibrant focus that contrasts with the mature planted front gardens and substantial trees within the quieter residential streets that surround it. There are differences in the grain, scale and density of development across the conservation area, the highest density being along the streets within the central area, Muswell Hill Broadway and Fortis Green Road that radiate from the traffic island. Most of the streets are laid out in a modified grid pattern that follows, or is perpendicular to, the contours of the site. The surrounding residential areas have a mixture of two and three storey red brick semi-detached and terraced buildings. The majority of the buildings are either statutory or local listed and have a variety of elaborate details in stone, stucco and pargetted plaster, all of which add to the high quality of the architecture and character of the conservation area.
- 2.2 The pattern of development over time, and the influence of factors such as land ownership boundaries, has inevitably resulted in some buildings and spaces differing from the overriding character of the area. In addition, where changes in character occur between buildings in adjoining, but different, sub-areas their contribution to both areas is important in views between them.
- 2.3 The conservation area can be split into sub-areas for the purposes of the Appraisal in order to distinguish areas of similar character and similar periods of development. The following seven sub-areas have been identified, and are shown on Plan 1:-

1. **The Core Area: Muswell Hill Broadway**
(including the commercial part of Fortis Green Road)
2. **Fortis Green**
(including Spring Lane and part of Twyford Avenue)
3. **Queens Avenue**
(including Princes Avenue; Kings Avenue and Woodberry Crescent)
4. **Collingwood Avenue to Hillfield Park**
(including Leaside Avenue; Fortismere Avenue; Birchwood Avenue; Firs Avenue; Church Crescent and part of Muswell Hill Road)
5. **Tetherdown**
(including part of Page's Lane)
6. **Page's Lane**
(including part of Colney Hatch Lane)
7. **Muswell Avenue & Wellfield Avenue to The Avenue**
(including Dukes Avenue; Donovan Avenue; Elms Avenue; and Grove Avenue; Lansdown Road; Rosebery Road; Muswell Road; Coniston Road; Curzon Road; Cranbourne Road; Cecil Road; Alexandra Park Road; Windermere Road; Grasmere Road and Thirlmere Road; and Methuen Park)

3. **ASSESSING SPECIAL INTEREST**

Historic Development

- 3.1 The following section provides a brief overview of the social and historical development of the area and is based on historic maps and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved helps the understanding of its present day character and appearance.

Archaeology

- 3.2 Muswell Hill Village is identified as an Area of Archaeological Importance (AAI) in the Council's UDP. It marks the convergence of several medieval roads associated with the settlement. Its history indicates that there is considerable likelihood that archaeological remains will be found in this area.
- 3.3 Historically, as Lords of the Manor of Hornsey, the Bishops of London were the principal land owners of the present day Conservation Area. The first recorded evidence of development in the area dates from the 12th Century when Richard de Belmeis, Bishop of London (1152-1161), granted 64 acres of land to the nuns of the Priory of St Mary (Clerkenwell)¹. The land given to the nuns surrounded a spring (in the area of Muswell Road and Wellfield Avenue) which was thought to have curative powers. It is from this spring that the name Muswell Hill, - meaning 'mossy well' – is believed to have originated. Following the Dissolution, this land transferred into private hands and became part of the Parish of Clerkenwell Detached. The remainder of the Conservation Area lay within the Parish of Hornsey.

Before 1815

¹ Gay

- 3.4 Until the 19th Century Muswell Hill was heavily wooded, sparsely inhabited and rural in character. The heavy clay soil was unsuitable for arable farming so the land was used as pasture. Large areas of common land were used for grazing, including Muswell Hill Common (between Muswell Hill and St James Lane) and Hornsey Common (to the west side of Tetherdown). The hilly topography, (Muswell Hill stands at the edge of a plateau formed in the last Ice Age), and the streams that ran off the plateau, acted as a deterrent to development.
- 3.5 A major route out of north London passed through Muswell Hill along what are now Muswell Hill and Colney Hatch Lane. This road is visible on John Roque's Map of Middlesex of 1754. Other routes also in evidence at that time were a track along the alignment of the present day Fortis Green and Fortis Green Road (leading to the Great North Road); and a track leading north in the approximate location of Tetherdown. Sporadic development can be seen along Fortis Green (identified as Forty Green) and a small settlement of a few houses can be seen at the top of Muswell Hill (at the present day junction of Muswell Broadway and Muswell Hill). Coppetts Farm can also be identified.
- 3.6 At the beginning of the 19th Century development consisted primarily of a limited number of private estates developed by wealthy and aristocratic landowners, together with the larger established farms (Coppetts Farm and Upton Farm, which had been located on Muswell Hill Road). The estates consisted of substantial residences within landscaped grounds and included Grove Lodge Estate; Avenue House; The Elms; Fortismere and The Firs. There is also evidence of an 'alehouse' at the top of Muswell Hill that had been serving travellers through the area since the mid 16th Century, and the site is still occupied by the Green Man Public House.
- 1815 - 1896**
- 3.7 In the early to mid 19th Century the passing of the Enclosure Acts signalled the transfer of common land into private ownership. The Hornsey Enclosure Act was passed in 1813. Despite the Enclosure Acts development only occurred gradually until the middle of the 19th Century.
- 3.8 Development progressed so that a number of additional roads can be seen on the 1865 Ordnance Survey Map. Page's Lane is evident between Colney Hatch Lane and Tetherdown, and Muswell Hill Road and St James Lane had also been formed by this time. Large villas set in grounds had been built sporadically along road frontages and further development had occurred to create a 'village centre' at the top of Muswell Hill. A cluster of smaller dwellings can also be seen along St James's Lane.
- 3.9 The growth in population resulted in demand for a church and school in Muswell Hill. Land at the top of St James's Lane was donated by Henry Warner, a local landowner, and in 1842 a church designed by Samuel Angell was consecrated. The new church had a number of structural problems and too small to serve its expanding population, so was replaced by a larger building in 1874. A school was opened in 1850 close to the junction of Fortis Green and Tetherdown.

- 3.10 The Muswell Hill village pond, that had been located at the junction of Muswell Hill and Colney Hatch Lane, was removed in 1858 following concerns about hygiene and replaced by a tank with a tap and pump.
- 3.11 The first attempt at property development in the area came in the second half of the 19th Century, when in 1865 the 'London and Country Land Building Company' purchased The Limes and its estate which lay at the centre of Muswell Hill and auctioned it for building lots. However, this came to nothing, as the whole estate was bought by the neighbouring Soames family, who lived at Fortismere in order to keep the area around their own estate rural.
- 3.12 The comparatively remote location of Muswell Hill; its difficult topography; and the influence of private ownership; prevented the wholesale residential development during this period that is evident in areas closer to London. The limited late Victorian building development that occurred at this time did not significantly affect the relatively rural character of Muswell Hill, as can be seen on the 1894 Ordnance Survey Map.
- 3.13 The major change to the area was the construction in the 1870s of Alexandra Palace and the railway serving it which connected Muswell Hill via Highgate to Finsbury Park, King's Cross and other city stations. To reach Alexandra Palace a seventeen-arch railway viaduct had to be formed across St James's Lane. Built to rival Crystal Palace, Alexandra Palace opened to the public in 1873 but burnt down sixteen days later. A replacement was constructed and opened to the public in 1875.
- 3.14 During the 1880s the sale of some park land lead to residential development. Muswell Road; Muswell Avenue and Middleton (now Coniston) Road were subsequently laid out in 1885 and some examples of late Victorian development can still be seen along them. Alexandra Park Road was marked out in the 1880s to provide a connection to the station at Wood Green (now called Alexandra Palace). Three substantial villas were also built north of the railway line (where it crossed Muswell Hill Road). Norton Lees was built in 1875 followed by Roseneath and Leawood on a cul-de-sac that later became Woodside Avenue. Smaller terraces and semi-detached properties were built along Tetherdown to provide housing for the builders and craftsmen working in the area. 'Mus Well' is still identified on the 1894-6 Ordnance Survey Map.

1896 – 1914

- 3.15 James Edmondson, a builder and developer, bought The Limes and Fortis House in 1896. These estates were located at the centre of the village on relatively flat land. His intention was to develop shops and large family houses for people working in Central London. The sale of these estates to a developer prompted other nearby landowners to sell, with Edmondson purchasing the further estates of Hillfield; The Elms; Wellfield and North Lodge.

- 3.16 The majority of the core of present day Muswell Hill was established by Edmondson in this period, the first plans for development being agreed by the District Council in 1896. Edmondson contributed £1,000 towards making up the road, and agreed to build Fortis Green Road at a width of 60 feet (rather than 40 feet). A large cedar tree was also retained at the corner of Fortis Green Road and Prince's Avenue.
- 3.17 The first to be built were the parades of three storey terraces, with ground floor shops and apartments above, (now known as Muswell Hill Broadway) that were constructed along the frontages to Fortis Green Road, Muswell Hill Road and Colney Hatch Lane. Prince's Avenue and Queens Avenue were the first of the residential streets to be built, followed by Hillfield Park at the end of the 1890s. To the south of Muswell Road, Edmondson developed Wellfield Avenue; Elms Avenue; and Dukes Avenue with a path between Nos. 26 and 28 Dukes Avenue to give easy access to the station. Woodberry Crescent was developed on the North Lodge Estate between 1906 and 1910.
- 3.18 The developers of the expanding suburb provided land for community facilities in addition to the shops and houses. Edmondson gave land to establish three churches close to the centre. The Congregational Church built in 1898 was designed by P.R.M. Horder (1870-1944) on the corner of Queens Avenue and Tetherdown. The Baptist Chapel in Dukes Avenue and the Presbyterian Church in Broadway both opened in the early years of the 20th Century and were designed by George Baines (1852-1934). In addition, St James Church was rebuilt in this period to a design by J.S. Alder (1847-1919). It was consecrated in 1902 but not completed until 1910. St Andrew's Church, further to the north-east, was also built by J.S. Alder and dates from 1908. In 1902 the Tollington School for Boys was built in Tetherdown; followed by a girls school in Grand Avenue (now Tetherdown Primary).
- 3.19 A site for a fire station (now the library) and a community hall known as the Athenaeum (now Sainsbury's) were also provided by Edmondson, and a theatre was built in Summerland Gardens by another developer, Thomas Finnane.
- 3.20 William Jefferies Collins (1856-1939) was another influential developer during this period, developing to the south and east of the centre of Muswell Hill. He began developing land purchased from Upton Farm in around 1897, with the frontages of Muswell Hill Road and Church Crescent. He had purchased Fortismere and The Firs estates in 1896 and plans for development were approved in 1899 and 1901. Grand Avenue formed the main spine in the new estate, with roads leading north to connect to Fortis Green Road. These roads were built in the period 1901-1909. Because of the extent of shops planned by Edmondson, Collins concentrated his development

primarily on apartments along the main road frontages of Leaside and Birchwood. However, he did provide two small parades of shops at Midhurst Parade on the Fortis Green frontage and Firs Parade on Fortis Green Road. The houses on St James Lane were built as part of Collins' development of the Avenue House Estate.

- 3.21 Edmondson and Collins were not the only developers operating within the Muswell Hill area. To the north-east of Muswell Hill, the builder Charles Rook constructed architect-designed houses on Coniston Road; Curzon Road; Cecil Road and part of Cranbourne Road. Josiah Brondson took some of the plots on Cranbourne Road and Dukes Avenue as well as developing Muswell Avenue and Donovan Avenue; Methuen Park and Rosebery Road. Land to the north of Alexandra Park Road, that had been briefly laid out as a golf course, was subsequently developed as Windermere Road; Grasmere Road and Thirlmere Road. In 1896 the builder, J Pappin began construction of Kings Avenue and the east side of Tetherdown and in 1904 Summerland Mansions was built on the junction of Muswell Hill Broadway and Muswell Hill by Thomas Finnane.
- 3.22 By the end of this intensive period of building the present day street pattern of Muswell Hill was largely established as can be seen on the 1913 Ordnance Survey Map.
- 1914 – 1945**
- 3.23 By 1914 the suburb was substantially complete. Empty plots were filled and some of the earlier Victorian development was replaced. The Cedar tree that had formed a feature along Fortis Green Road had to be removed in 1918 but the land remained open.
- 3.24 Notable new buildings constructed in the centre of Muswell Hill in the 1920s included St James's Church Hall (1925), by the architect George Grey Wornum; Lloyds Bank on the Broadway (1927) and Tetherdown Hall (1928).
- 3.25 William Collin's son, Billy continued to develop apartment blocks along Fortis Green Road and Fortis Green. Fortis Court and Woodside were built on the sites of former villas in the 1920s and Twyford Court was built either side of Twyford Avenue in 1933. Collins also developed the group of houses at the eastern end of Twyford Avenue.
- 3.26 Other residential redevelopment occurred at Dorchester Court (1927), and Whitehall Lodge (1937) on the site of some Victorian almshouses.
- 3.27 During the 1930s two cinemas and a library were developed. The Odeon Cinema (designed by architect George Coles) replaced Victorian terraced houses on the corner of Fortis Green Road and Muswell Hill in 1936. The Ritz Cinema also opened in 1936, on the south side of Muswell Hill close to the junction with the Broadway. The public library in Queen's Avenue was designed by Borough Architect, W H Adams replacing the Edwardian fire station.

- 3.28 The church of Our Lady of Muswell, on Colney Hatch Lane, was designed by T.H.B. Scott and built in 1938.

1945 – Present Day

- 3.29 The main changes to the area during the Post War period have resulted from the rebuilding of bomb damaged sites. Other redevelopment has been slight.
- 3.30 WWII bomb damage was suffered in Collingwood Avenue; Leaside Avenue; Firs Avenue; Princes Avenue; and Queens Avenue and Fortis Green Road. St James's Church was damaged by a fire bomb in April 1941 and restored in 1952. The John Baird Public House in Fortis Green Road was built in 1959 on a bomb site.
- 3.31 Changes to schools during the Post War period led to new development. The closure of the railway line to passengers in 1954 led to the demolition of the station in 1960 and the construction of Muswell Hill Primary School on its site in the 1960s. The National School moved to new premises in 1968 and was replaced the following year by Charles Clore House. The former Tollington School in Tetherdown was expanded to become Fortismere School.
- 3.32 In 1959 Chester House was constructed on the corner of Page's Lane and Colney Hatch Lane as a Methodist Centre and Hostel. Other significant changes include the construction of a Clinic on the site of the former fire station; the building of a Synagogue on Tetherdown in 1965 and the replacement of The Ritz Cinema at the top of Muswell Hill by offices in 1978.

4. SPATIAL AND CHARACTER ANALYSIS

Sub Area 1. The Core Area: Muswell Hill Broadway

Overall character and appearance

- 4.1 This commercial centre at the heart of Muswell Hill is characterised by a high density of development, predominantly three storeys, with a mixture of retail, commercial and leisure uses at ground floor. Residential apartments on the upper floors are accessed from common doorways between the shopfronts. The mix of uses generates significant levels of daytime activity both in terms of pedestrian and vehicle movements, with the numerous restaurants and bars within the centre extending the vibrancy of the shopping area into the evenings.
- 4.2 The buildings are generally in the form of adjoining consistent parades, and at junctions the parades are curved to turn the corner. The combination of the height of the buildings and their continuous frontages provide a strong sense of enclosure to the streets. The series of terraces, each of which has slight variations in the detailing of their elevation treatment, are unified by their common materials. The result is that the shop units and their upper floors create an attractive rhythm along the street making a positive contribution to the quality of the core of the conservation area.
- 4.3 Above the shopfronts the parades are constructed in red brick with contrasting stone and plasterwork features. The variety between the parades results from different combinations of common architectural details includes quoins, string courses, banding, decorative window hoods and surrounds, corbelled eaves and capping stones. The contrasting materials give strong horizontal emphasis to the elevations. This is balanced by a combination of vertically proportioned window openings (originally all timber vertical sliding sashes with multi-paned upper sections, some of which have since been altered), full height bays and dormers and Dutch style gables projecting above the height of the parapet.
- 4.4 The parades either have pitched or mansard roofs visible from street level above their parapet. Party walls with chimney stacks are expressed at roof level and sometimes in the elevation treatment to break up the mass of a block. The use of turrets or other features to turn corners and add interest at road junctions is a common theme.
- 4.5 The widths of individual shopfronts are defined by large decorative corbels and pilasters, each shopfront relating to a single bay of the elevation above. Some of the parades have shopfronts within cambered arched openings, although many of the arches are now hidden behind unsympathetically designed fascias. Other parades feature original curved glass in their shopfronts, and some have paired recessed doorways serving two units.
- 4.6 The appearance of the leisure and community buildings in the streetscene, strikingly different to the parades in term of materials and elevation treatment, emphasise their landmark qualities.

- 4.7 Long views to the south and the east are available where road junctions provide a break in the frontage.
- 4.8 The quality of surfacing within this core of the conservation area is generally poor. There is, therefore, potential to improve the public realm throughout the sub area.

Fortis Green Road

- 4.9 Queen's Mansions is a local listed building that makes a positive contribution to the character and appearance of this part of the conservation area, signalling the beginning of the central shopping area at the north side of Fortis Green Road at the junction with Queens Avenue. It has ground level shops with two main residential storeys above and an attic storey with decorative Dutch style gables and pedimented dormers. Built in red brick with contrasting stone banding to the window heads and sills, added interest is provided by first floor level balconies with stone balustrade and colonnade. The corner is emphasised by an arcaded octagonal cupola surmounted by a copper clad, bell shaped dome that acts as a focal point in views along Fortis Green. The shops in Nos. 224 to 228 (even) are set within arched openings, Nos. 224 & 226 having curved glazing either side of a recessed central doorway. These shopfronts are identified as being of merit because of their original features and should be retained and repaired where necessary. Where inappropriate canopies have been applied and brickwork has been painted, to the detriment of the character and appearance of the buildings, the Council will encourage their removal.
- 4.10 The adjoining parade of shops, Nos.124 to 222 (even) are also buildings that make a positive contribution to the streetscape, extending to the small open space at the junction with Princes Avenue. This plot was occupied by a large Cedar tree at the time that the terrace was built. The tree was retained as an attractive feature in the streetscape but was, unfortunately, removed. It has now been replaced by a new tree under a recent scheme between the Council and English Heritage. The terrace has two storeys of residential accommodation above ground level shops, with wide bay windows above each cambered arched shopfront that provide articulation to the elevation. The bays are terminated at roof level by alternating pairs of hips or gables. Round headed arched entrances to the flats are located centrally beneath the paired bays, between every second shop. Some of the shopfronts within this parade retain their original detailing including central recessed doorways, curved glazing, coloured glazed top lights and delicately carved mullions.
- 4.11 South of the junction is the John Baird Public House, a smaller two storey brown brick Post WW II building that replaced the bomb damaged end of the adjoining parade (No.122). It is a neutral element in the street scene because of its differing scale, the impact of which is somewhat reduced by the open space on the adjoining corner of the junction.
- 4.12 Nos. 22 to 120 (even) are the remnants of a terrace known as 'St James Parade' that originally extended from No. 12 to No. 122. The terrace has a 1900 date stone, is of the same design as Nos.124 to 222 and together with

its outrider No. 12 is considered to be a positive contributor to the conservation area. The two parades lend a consistent rhythm and appearance to the north-east side of the road that, unfortunately, has been interrupted by the insertion of the modern building currently occupied by Sainsbury's on the site of the original Athenaeum concert hall at Nos.14 to 20 (even). It is a taller, five storey unsympathetic brown brick building dating from the 1960s the height and bulk of which detracts from the otherwise uniform appearance of this frontage. Its intrusive nature has been worsened by the continuation of its shopfront across the ground floor level of No.12 with the subsequent loss of its original cambered arched shopfront. The elevation to the narrow Athenaeum Place is plainer, constructed in stock brick with contrasting red brick heads to the windows and doors.

- 4.13 The shopping area on the south-west side of Fortis Green Road only extends to the south-east of the junction with Firs Avenue. This parade, Nos. 5 to 121 (odd), is also made up of buildings that are positive contributors. It has three storeys of flats above the ground floor shops, the top one within an attic storey with stepped gables at mansard roof level. Further interest is provided at roof level by the prominent positioning of tall chimney stacks on the façade either side of the gables, and by the corner turret with its lead clad octagonal conical roof that forms an important feature at the junction with Firs Avenue. There is consistency in use of materials with the terraces on the opposite side of Fortis Green Road, as well as the continued architectural themes of cambered arched shopfronts and bays windows. Several original shopfronts of merit remain within this parade.
- 4.14 Nos. 1 to 9 (odd), four small shop units that probably date from the 1930s, adjoin the end of the terrace. On their other side, the access road to the car park of the adjoining Odeon Cinema cuts diagonally across the rear of these buildings, restricting their site. No. 1 is a two storey building, whereas Nos. 3, 5 & 9 are all single storey, with the result that the blank gable of No. 11 is prominent beyond these lower buildings in views north-west along Fortis Green Road. These lower buildings are neutral elements within the street scene.
- 4.15 There are some low planting beds around the edge of pavement around the junction of Muswell Hill Broadway and Fortis Green Road that separate the pedestrian pavement from the vehicular carriageway, enhanced by the semi-mature trees in the reservation in front of the cinema. These late 20th Century environmental works help to green this junction, softening the effect of the heavy vehicular traffic.

Muswell Hill Road

- 4.16 The Odeon Cinema was built in the Art Deco style in 1935-36 to a design by George Coles. Its austere curved exterior has a cream faience tiled centrepiece with vertical fins stepped up to the centre between blind projecting end bays clad in contrasting black faience. This, linked to the shopping parade curving around the corner, is an important local landmark.

It is a Grade II* statutory listed building because it was the fifth, and best example in this cinema chain to be built by Coles and retains the most elaborate interior of any Odeon cinema to survive, an elegant design of unusual imagination and crispness more lavish than was usual in demonstrating the influence of German expressionism. Its double-height foyer and circular inner foyers on two levels leads to the double-height cinema auditorium with balcony set to the rear.

- 4.17 Nos. 107 to 123 (odd), the adjoining three storey curved parade of shops, is a Grade II statutory listed building also designed by George Coles along with the cinema. The original design for the site had the cinema entrance in this location, but objections from local residents led to its repositioning away from the church with the parade of shops constructed in place of the cinema entrance. The ground floor has black and white faience tiling, the upper floors with banded brown and red bricks. Each shop unit is separated by curved projecting ribs clad in faience reflecting the style of the adjoining cinema. Unfortunately, some of the original metal shopfronts with horizontal glazing bars now have unsympathetic replacements or have been partly obscured by fascias.
- 4.18 The semi-mature trees on the frontage to the cinema add to its setting, but in contrast the entrance to the car park at the rear presents an unattractive view of the plain brick flank elevations of the cinema and Nos. 1 to 7 Fortis Green Road. This un-surfaced driveway, with its clutter of concrete bollards and concrete and metal fence posts has an untidy appearance that detracts from the setting of the listed building and the visual quality of this part of the conservation area.
- 4.19 St James's Church, in a prominent position at the junction of Muswell Hill Road and St James's Lane, is also a Grade II statutory listed building, the foundation stone is dated 1900. The original modest white brick church built in 1840-46 by S Angell was replaced by the current larger and more dignified building designed by J S Alder in the Perpendicular style from coursed rubble with freestone dressings. It is an important landmark within Muswell Hill, the tall stone tower and spire, completed in 1910, and facades with large traceried windows are the focus for the views looking south-east along Fortis Green Road as well as south-west along Muswell Hill Broadway. It was restored with a new roof by Caröe & Partners after World War II damage, who also built the adjoining church hall in 1994-5.
- 4.20 St James's Vicarage, at the top of St James's Lane, is also listed Grade II, built by F Cottrell to the designs of the architect W E V Crompton in 1915. It is two storeys in red brown brick with an attic storey in a hipped pantiled roof with round headed dormers and Gothic-style tracery and a prominent tall central chimney stack. The front elevation has a forward projecting central bay with a shallow stucco pediment and a doorcase under a tiled arch with a stucco radiating fan of ribbed panels. Windows are a mixture of sashes with glazing bars and leaded light casements. The building is set well back from the front boundary within a large garden. Views are substantially filtered by

mature trees and vegetation along the frontage that are important elements in the street scene.

Muswell Hill Broadway (north side)

- 4.21 There is very strong consistency in the height and appearance of the parades on the north side of Muswell Hill Broadway between Fortis Green Road and Queen's Avenue, all of which are positive contributors to the character of the conservation area. They are three storeys with an additional attic storey in the slate mansard roof with windows in shaped Dutch style gables. The repeated pattern of the gables is a feature of this side of the street.
- 4.22 Nos. 1 to 89 (odd) form a curved block overlooking the junction with Fortis Green Road and terminate the view north-east along Muswell Hill Road. Nos. 1 to 7 (odd) is a wide unit identical in detailing to Nos. 45 to 89 (odd) at the other end of the terrace. All were added to the slightly earlier symmetrical terrace of Nos. 9 to 43 (odd).
- 4.23 Nos. 9 to 43 (odd) is made up of paired units, their subdivisions emphasised by slim full height brick pilasters on the front elevation and raised party wall with chimney stacks at roof level. Each paired unit is surmounted by two gables, the symmetry emphasised at roof level by the central feature of a single large shared gable over Nos. 37 to 43 (odd) that contains an open round headed balcony. Originally all of the symmetrical units had a stone balustrade along the eaves between their gables, but unfortunately this is now missing from Nos. 9 to 17 (odd). The visual effect of the symmetry of the terrace has been further diminished by the brickwork of the two gables over Nos. 37 to 43 (odd) having been painted. The first and second floors have two twin sash windows set in stone dressings with pediments. Each shopfront spans the paired units with a continuous fascia, giving a double width appearance between the corbels and pilasters of the shop surrounds. It is important that the shopfronts maintain this subdivision at ground level.
- 4.24 Nos. 45 to 89 (odd) is an adjoining symmetrical terrace continuing the north side of the Broadway as far as the former United Reform Church at the junction with Princes Avenue. Each unit has a single pointed gable with flanking stone scrolled corbels at eaves level. The central unit, Nos. 59 to 63 (odd), has a gable with a shallow pediment, similar to the one at Nos. 1 to 7 (odd), behind which is very tall steep pitched slate pyramidal roof. The first and second floors have triple windows with stone dressings and pediments. All of the shop surrounds with their pilasters, corbel brackets, fascia and cornice remain largely intact although few of the original shopfronts remain unaltered. The decorative iron wall-mounted clock on No. 71 is an attractive feature in the street worthy of retention and protection.
- 4.25 The former United Reformed Church (listed Grade II) is a landmark building within the street and in views from the south-western end of Princes Avenue. It was built in 1902 by George & R P Baines in Art Nouveau late Gothic style using striking materials. The walls are of rough white flint rubble with proud black pointing and contrasting intensely red brick and terracotta dressings. The corner location is emphasised by a tower of four stages with shaped

parapet surmounted by a small conical spire and flagpole. The Muswell Hill Broadway elevation has a lower one-bay section to the left under a slate roof with overhanging eaves supported on wrought iron angle brackets and a tall central gabled section with a huge traceried tripartite window at high level. At ground floor level there is a central doorway in a gabled projection and projecting side entrances, all with diagonal buttresses and many chamfered segmental arches fading into splayed jambs. The Princes Avenue elevation has two similar doorways and pointed arched windows, a tall wide gabled transept and deeply coved window architraves. The doors all have elaborate fishbone iron hinges.

- 4.26 Nos. 91 to 217 (odd) is a similar terrace extending between Princes Avenue and Queens Avenue that also makes a positive contribution to the conservation area. It was originally known as Queens Parade and bears an 1897 date stone. The terrace is three storeys with an additional attic storey in a slate mansard roof. Each unit is three windows wide, with a central round headed dormer in a shaped gable with scrolled brackets at parapet level. The corner units at Nos. 91 to 97 & 211 to 217 have their third window in a canted corner surmounted by an additional dormer and gable, the latter terminated with a tall steep sided slate hipped roof that adds to the visual attraction of the roofscape in views across the roundabout. The first and second floor sash windows have stone surrounds with pediments and are separated by full height projecting stone banded brick pilasters. Shopfronts span the full width of each unit with most surrounds intact with pilasters, capitals, corbel brackets and cornices above their fascias. No. 135 Martyn's traditional grocer retains its complete interior fittings.

Muswell Hill Broadway (south side)

- 4.27 There is more variety in the heights, scale, age and appearance of the buildings along the south side of the Broadway between St James's Lane and Muswell Hill. None of the buildings has the gabled features evident on the north side of the Broadway, but generally they are of red brick with contrasting stone and plasterwork details and have the same pattern of pilasters, upstand party walls and chimney stacks separating the properties.
- 4.28 Nos. 2 to 36 (even) forms a curved terrace of five three storey red brick buildings on the corner of the junction with St James's Lane. They terminate the view looking south-east from Fortis Green Road, making a positive contribution to the character and appearance of this part of the conservation area. The unit Nos. 26 to 30 is included in the Council's local list of buildings of merit. Each has a slate pitched roof with a deep plain stucco eaves cornice, four cambered headed sash windows at second floor and two stuccoed canted bays at first floor, linked above the window heads by a deep stucco string course. Most windows still retain the original glazing bars and multiple panes in their upper sashes. The vertical divisions between each unit are emphasised by simple full height brick and stone pilasters. The ground floor shops retain their original shop surround pilasters, console brackets and some cornices, but unfortunately most of the fascias have been enlarged to mask the originals and some of their cornices. No. 2 appears to retain its original well proportioned shopfront.

- 4.29 Nos. 38 to 78 (even) is an adjoining symmetrical terrace of seven units of similar height and roof form. The central unit (Nos. 58 to 62) is picked out at roof level by a shaped gable with a stone round headed pediment and roundel. They have a much more elaborately decorative façade treatment. Each unit has a single wide canted bay through first and second floors, capped by a shallow lead covered cambered domed roof. At first floor the centre sash is surmounted by a pointed pediment, at second floor it has a round headed top section. Each bay is topped by a wide cambered brick and stone arch just below eaves level, supported by flanking slim brick and stone pilasters that are linked at second floor sill level by a small cambered arch with a key stone from which the pilaster continues up as the party wall. The upper sashes of the windows in these blocks are generally subdivided into smaller panes although unfortunately a number have been replaced with inappropriate modern windows. The units retain their original shop surrounds with prominent projecting console brackets and copings that rise above first floor sill level as noticeable features in the street scene.
- 4.30 At the junction with Hillfield Park is a matching corner building (Nos. 80 to 84) that has an octagonal turret surmounted by a tall conical slate covered roof which forms a notable feature in the street.
- 4.31 There is a long view from the Hillfield Park junction down towards Central London to the south-east that serves as a reminder of the elevated location of Muswell Hill.
- 4.32 Nos. 86 & 88, on the opposite corner of Hillfield Park, echoes the turret with a rounded projection surmounted at roof level by a circular belvedere and cupola. This local listed bank building is of similar height and materials to the adjoining terraces, but has a mansard roof with tall dormers above a large projecting stucco eaves cornice. The first and second floor windows are twin sashes on the main elevation, single on Hillfield Park. The ground floor bank windows are arched, providing variety to the otherwise standard pattern of shopfronts.
- 4.33 Nos. 90 to 118 (even) the adjoining terrace of five units, is of identical appearance to Nos. 38 to 78 (even).
- 4.34 The uniformity in appearance of the Broadway is disrupted at this point by Nos. 120 to 138 that are smaller in scale and height to the other buildings and introduce a break in the otherwise continuous building line. No. 120 is a single storey shop with a traditional shop surround with tiled pilasters and corbel brackets. Its low elevation exposes the flank wall of Nos. 114 to 118 in views south along the Broadway, and unfortunately this has been used as a site for defacing graffiti and a large high level advertisement hoarding, both of which have seriously damaged the character and appearance of this part of the conservation area. No. 122 is a modern single storey building at the rear.

- 4.35 Nos. 124 & 126 are the oldest buildings on this part of the Broadway, originally a semi-detached pair of Mid 19th Century Villas. They are two storeys, built of Gault brick with a shared hipped slate roof, projecting bracketed eaves and central chimney stack. Each building has a small dormer with decorative barge boards and finial. The first floor windows have Gothic pointed arched heads and are linked at sill and springing points by brick string courses. Unfortunately, their original front gardens, ground floor elevations and most of the form of their ground floor plans have been lost by the introduction of single storey shop units at the front and their incorporation into the large Marks & Spencer retail store that now surrounds them on three sides. The front doorway to No. 124 and the staircase to the upper floors behind it are the only remnants at street and ground floor level.
- 4.36 The former gap between No. 126 and Nos. 140 & 142 has been filled by the flat roofed three storey link building Nos. 128 to 138 that tries, rather unsuccessfully, to copy the simple Neo-Georgian details of its neighbour.
- 4.37 Nos. 140 & 142 are a three storey yellow stock brick Neo-Georgian building with a stucco eaves cornice, hipped tiled roof and tall chimney stacks built at the junction with Summerland Gardens for Lloyds Bank in 1927 to a design by the architect Edward Maufe. It is of a similar height to the majority of the other buildings in the Broadway, but the elevation treatment is plainer, having traditional sash windows with glazing bars, red brick dressings and keystones. The ground floor arched windows echo those of the bank building at the junction with Hillfield Park.
- 4.38 Nos. 144 to 150 (even), is a four storey corner building on the opposite side of the junction with Summerland Gardens. It is built of red brick with stone string courses and has an octagonal corner turret topped by an onion-shaped dome. The windows have stone pilaster capitals and lintels on the main street elevation and blank windows on the return to Summerland Gardens. The building terminates the adjoining curved terrace of six symmetrical four storey blocks, Nos. 152 to 256 (even), that extends along the southern side of the junction with Muswell Hill.
- 4.39 Nos. 152 to 256 (even) are an attractive series of four storey red brick buildings with slate roofs that have been designed to follow the curve of the road as double fronted mansion blocks above ground floor shop units. The elevation is articulated by six forward projecting residential entrances that are emphasised by slender full height brick and stone pilasters and at roof level by a small scalloped parapet, except at the grander entrance to Nos. 192 to 202 that is surmounted by a square tower with bracketed cornice and a steep hipped slate roof and acts as a local landmark in views south along the northern part of Muswell Hill Broadway. The change in orientation of each double fronted block is also marked with a full height slender brick and stone pilaster that continues up to subdivide the slate pitched roofs with upstand party walls and chimney stacks. The staircase windows above the entrances are plain twin sashes with shared cambered heads, whereas the principal windows on the upper floors are triple sashes with small panes formed by decorative glazing bars in the upper parts and stone pilasters and

continuous stone lintels that extend the full width of the elevation between pilasters. Below these are a ground floor shopfront each side of the residential entrances. The shop surrounds have polished granite pilasters and substantial corbels brackets that extend up to the sill level of the first floor windows.

- 4.40 The continuous four storey frontage is disrupted as the road turns towards Muswell Hill where the buildings begin to step down the slope, the scale changing to one and two storeys. Nos. 258 & 260 are a single storey public house that was formerly a milk depot and is included on the Council's register of local listed buildings of merit. The depot had an 'Express' tea room set back from the road behind a paved area, boundary walls and railings, currently incorporating seating in association with the pub. It has a hipped tiled roof with a prominent central gable-end dated '1900' with a window and balustrade reminiscent of a Swiss chalet. A half-hipped gable on the right side, with a wide timber cambered arched brace, originally formed the vehicular entrance to the dairy at the rear, but has since been enclosed as additional pub space. The small forecourt space is now the main open amenity area in this part of the Broadway as the roundabout no longer has pedestrian access.
- 4.41 No. 262 is a two storey rendered building that has an upper floor with simple vertically proportioned openings and ground floor shopfront. It is one of the earliest buildings remaining in Muswell Hill, a survival of the little hamlet shopping area clustered near the Green Man and probably dates from the 18th Century. It is believed to have an interesting timbered interior. No. 264 the adjoining small single storey shop unit has no architectural interest.

Muswell Hill

- 4.42 No. 77 is a late 20th Century light brown/red brick office building immediately to the south-east of No. 264 Muswell Hill Broadway. It has a three storey frontage with horizontally proportioned windows and wide bays. The site was previously occupied by the 1936 Ritz cinema demolished in 1980. The bulk and mass of the current building to some extent echoes that of its predecessor, dominating views into and across the conservation area. Its unsympathetic design detracts from the character and appearance of this elevated gateway into the core area.
- 4.43 No. 56 (formerly The Green Man Public House) is built on the site of a medieval alehouse mentioned in records of 1552. These historical associations, and the continuous use of the site as a hostelry, have resulted in it becoming a local landmark that makes a positive contribution to the character and appearance of this part of the conservation area. Old photographs in "Images of London: Haringey Pubs" by Chris and Hazel Whitehouse 2004, show the pub. The earlier photograph shows a late 17th or early 18th Century low two storey brick building with a plain clay tiled roof and three brick stringcourse that had been 'modernised' by the introduction of sash windows and a canted bay window through both floors on which the pub signs have been mounted. This could have included fabric of the original 16th Century tavern. Just to the south was an already derelict building soon to be demolished. The other photograph shows the newly built taller late

19th Century brick hotel extension on the right of the earlier pub building that had undergone another 'modernisation' in the form of a rendered ground floor and roughcast and half-timbering of the first floor. The current buildings appear to be a further rebuild or reworking of these buildings. The pub still appears as two distinct units of different architectural styles, both of which are of two storeys with an additional attic storey with dormers in a tiled roof. The taller red brick building at the east end retains much of its original appearance, having a flank elevation onto a small car park linking to Dukes Mews that is the more prominent when viewed from the east along Muswell Hill. It has three large pointed gabled dormers in the red tiled roof above three large square bays with casement windows and a forward projecting pub front with balcony and railings. The street elevation has a half-hipped roof and a projecting red brick chimney breast topped by a stack and terracotta pots at its eastern end, but has lost its original large square bay window. The lower building to the west appears to retain the original roof profile and front elevation but is now rendered with wide flat topped dormers and smaller casements and has a modern pub front.

Muswell Hill Broadway (east side)

- 4.44 No. 268 is a three storey rendered building with a parapet and two sashes now replaced with modern windows. It is one of the oldest remaining buildings in Muswell Hill, possibly dating from the late 18th Century. It is important as a remnant of the earlier fabric of the centre and as such deserves some attention and restoration. Unfortunately, the render has recently been painted blue to the visual detriment of the building and this part of the conservation area.
- 4.45 There is a general consistency in the appearance of the development around the junction of the Broadway with Muswell Hill, although the heights and detailed treatment of the blocks varies. All the properties have ground floor shops with residential accommodation above. Nos. 270 & 276 (even) is a three storey red brick and stone building with an attic storey in a gable-ended roof topped by a stone cambered headed pediment and with a bulls eye window. It has a large shallow canted bay with four sashes on first and second floors with a stone pediment at first floor and parapet with ball finials. All of the top sections of the sashes have geometric glazing bars including those of the additional single sash to the right of the bay.
- 4.46 Nos. 278 to 308 (even), the adjoining curved three-storey parade, is similar in style and materials but each unit is two canted bays wide with continuous stone banding at window head, sill and transom levels. It was originally built as a symmetrical terrace with the centre unit, Nos. 290 to 294 (even), emphasised by the introduction of arches and balconies linking the canted bays at first and second floor levels with a parapet above. The four flanking units each had round headed gables above the bays, with scrolls sweeping down to eaves level. The remnants of these remain at Nos. 296 to 302 (even) but the others have been replaced by a simple parapet. A tall full width mansard roof extension with large dormers has since been added above the central element, further emphasising this as a focal point at the junction. The first floor canted bays all have decorative stone pediments

over the central windows, and all upper sashes originally had distinctive geometric patterns in the glazing bars. The shop units are two bays wide and subdivided by substantial pedimented corbel brackets and some retain their original polished granite pilasters.

- 4.47 Nos. 310 to 314 (even) is a building in matching style that terminates the terrace at Dukes Mews on the junction between Muswell Hill Broadway and Dukes Avenue, but with the addition of an attractive full height corner bay surmounted by a tall tiled pyramidal roof.

Dukes Avenue

- 4.48 Muswell Hill Baptist Church is a Grade II statutory listed building built in 1900-01 by G & R P Baines in a free Perpendicular style. It is a red brick building with gable ended slate roofs with tile and terracotta dressings and decorative stone banding, traceried windows, door and window dressings. The plan is in the form of a Greek cross with a squat tower at the street entrance, vestries at the rear and a basement meeting room. The three stage tower has many buttresses and is surmounted by a hexagonal bell chamber, finials, gargoyles and a small lead clad faceted spire with flagpole that act as a local landmark that can be seen in views across the junction, and provides a transition between the town centre and adjacent residential area (sub area 7).

The Roundabout

- 4.49 At the major intersection of five roads a traffic roundabout was created as a focal point, in the centre of which a small red brick single storey building with a red tiled hipped roof and arcaded entrance was built in 1923 replacing an earlier building. This building contained public conveniences for use in association with the adjoining bus waiting area and is positioned so as to be visible in views towards the junction from all five roads. This once useful facility was a visually attractive feature, enhanced by the surrounding planting beds. However, in the years since the toilets were built the volume of vehicular traffic has increased to such an extent that they are now marooned in a position inaccessible to all but the most intrepid pedestrian. As a result they are no longer available for public use and the planted areas have become unkempt. The junction has become dominated by a wide swathe of tarmac road surfacing, heavy vehicular traffic and ever waiting buses, all of which impinge on its character to the visual detriment of this most central part of the conservation area. The need for a good public convenience on a flat site remains an urgent requirement for Muswell Hill, as access to the ones in the car park behind Marks & Spencer is difficult for elderly and disabled users.

Muswell Hill Broadway (north east side)

- 4.50 Nos. 316 to 370 (even), the curved three-storey parade on the north side of the Dukes Avenue junction, was built as a mirror image of Nos. 278 to 314 (even), but because of the shape of the site it contains one additional unit. Fewer alterations at eaves level have left this terrace with most of its original appearance, retaining five of its shaped gables, remnants of two others and only four lost. Also, the roof of the central unit, Nos. 290 to 294 (even), has

no mansard addition, but its design still defines it as the main feature of this terrace. The original shop surrounds with their polished granite pilasters and substantial pedimented corbel brackets are largely intact, as are some original shopfronts.

- 4.51 Nos. 372 to 388 (even) form a short terrace of three buildings of similar height and materials to their neighbours, but each is narrower with a single canted bay window with twin central sashes surmounted by a wide stone pediment, a simple gable at roof level and a single shop at ground floor level. The sash windows all originally had geometric glazing bars in the top sections but some are now missing.
- 4.52 The continuous three storey terraces are broken here by a varied group of earlier 19th Century residential buildings of two storeys set back from the frontage behind a later continuous frontage of ground floor shop extensions. They add historic interest to this part of the conservation area by their variety of materials, heights and details and their relationship to the street.
- 4.53 Nos. 390 & 392 are a late 19th Century pair of three storey houses built in red brick with stone quoins, window dressings and bracketed parapet. The first floor windows have round headed stone hoods over what were originally triple sashes, but now have modern replacements. The front gardens, boundary treatment and ground floor elevations have now been lost to a modern single storey shop extension.
- 4.54 No. 394 is a small single storey infill shop unit. Nos. 396 to 402 (even) are included in the Council's Register of Local Listed Buildings of Merit. They were originally built as a semi-detached pair of early 19th Century yellow stock brick villas with an attic storey in a slate mansard roof. The original decorative brick dentil eaves cornice remains, as does a left side gable ended side wing, but unfortunately the buildings have been altered by the introduction of sheer face roof extensions and changes to the original fenestration that have eradicated most of their original elegant Victorian character. The front gardens, boundary treatment and ground floor elevations have now been lost to a modern single storey shop extension.
- 4.55 No. 404 is a two storey late 19th Century yellow stock brick building, two sashes wide, with a hipped slat roof that was originally detached until it was incorporated into the surrounding retail units. The front garden, boundary treatment and ground floor elevations have now been lost to a modern single storey shop extension.
- 4.56 No. 412 is a 1960s building with a simple elevation that returns to the predominant building line and pattern of three storey development along the street. Built in a light brown brick, it has a parapet with simple concrete copings, projecting concrete surrounds to the windows, a wide frontage and a blank rendered flank wall that is prominent in views north along the street. It replaced a smaller Woolworths building of 1935 and adjoining builder's yard.

- 4.57 Nos. 414 to 418 (even) is an early 20th Century three storey red brick building with an attic storey in a slate mansard roof, shaped brick cornice and a central pediment. First and second floor windows are triple sashes with depressed arches, stone string courses and keystones. The ground floor has a traditional style shopfront with pilasters and corbel brackets.
- 4.58 No. 420 is an Edwardian post office building by Edmondson, re-fronted in 1936 with a now obscured date stone. It is of similar height to the adjoining parade but of Neo Georgian design and has 5 sash windows with glazing bars. It is built of red brown brick with red brick quoins and window dressings, stone ground floor, keystones, sills and parapet cornice. The ground floor has a stone-clad shopfront and large round headed right side entrance doorway with elaborate fanlight.
- 4.59 Nos. 422 to 492 (even) is a long three storey red brick terrace similar in scale and materials to Nos. 372 to 288 (even) at the other end of the Broadway, but the canted bays do not have stone pediments at first floor level. Most of the original curved stone pediments above the central part of the bays have been replaced by simple parapets. The sash windows all originally had geometric glazing bars in the top sections but many are now missing. The shopfronts were all originally set within arched openings with rusticated stone voussoirs most of which remain, though a number are now hidden by fascia boards.
- 4.60 Palace Mansions, Nos. 494 to 522 (even), is a three storey curved terrace of mansion flats that turn the corner into Muswell Road, forming the northern end of the commercial part of Muswell Hill Broadway. Built of red brick with stone string courses, parapets and window aprons, the top section of the building has been altered and simplified at roof level to the visual detriment of the terrace and this part of the conservation area. The main entrance to the upper floors is positioned within the centre of a symmetrical three bay section, Nos. 500 to 516 (even), and has double doors with a round headed fanlight within a stone surround of Baroque columns supporting a curved canopy above which is a curved two storey bay window with carved stone aprons and lead clad domed roof. Above this, beyond parapet level, rises a rendered gable containing flues and a chimney stack that forms the dominant feature of the building, but is now sadly plain and utilitarian in appearance. The elevations each side of the entrance have wider two storey canted bay windows with lead clad domed roofs above which the parapet extends as a cambered brick arch. No. 498, to the right, has a similar canted bay with the remnants of a curved gable, while the elevations of Nos. 494 & 496 and 518 & 520 are each has two pairs of sashes between which, beyond parapet level, rises a plain rendered gable containing flues and a chimney stack. The end building, No. 522, is a building in matching style that terminates the terrace on the junction between Muswell Hill Broadway and Muswell Road, but with the addition of an attractive full height corner bay surmounted by a tall lead clad ogee roof that is a feature in the views looking south-west along Muswell Road. All of the upper sashes are sub-divided by geometric glazing bars. Several of the shopfronts in this terrace retain some of their original features.

Muswell Hill Broadway (north west side)

- 4.61 Nos. 219 to 223 (odd), at the junction with Queens Avenue, is a three storey wedge shaped bank building with an attic storey in a steep slate mansard roof. The building has a banded stone ground floor elevation with a classical entablature at fascia level above which are red brick upper floors overpowered by a mass of stone ornamentation that includes window dressings with pedimented hoods at first floor level, Corinthian pilasters through first and second floors supporting an entablature with bracketed eaves cornice, above which, at roof level, is a stone balustraded parapet incorporating tall dormer windows in stone surrounds topped by curved pediments. The splayed corner of the roof is emphasised by a tall stone chimney stack that forms the focal point of the building in the same way as the corner tower of Nos. 211 to 217 (odd) on the adjoining corner of Queens Avenue.
- 4.62 On the footpath on the Queens Avenue side of the bank building is a Grade II listed late 19th Century cattle trough. It is in the form of a rectangular granite water trough with a chamfered base on two granite supports. One end has an ogee shaped gable containing a semi-circular bowl for a drinking fountain with a dog trough below. It is inscribed 'Metropolitan Drinking Fountain and Cattle Trough Association'.
- 4.63 Nos. 225 to 333 (odd), the adjoining three storey red brick terrace, extends north along Muswell Hill Broadway as far as the junction with Woodberry Crescent. It is identical in design and materials to Nos. 91 to 217 (odd) on the other side of the junction with Queens Avenue. It also makes a positive contribution to the conservation area. The terrace is three storeys with an additional attic storey in a slate mansard roof. Each unit is three windows wide, with a central round headed dormer in a shaped gable with scrolled brackets at parapet level. The first and second floor sash windows have stone surrounds with pediments and are separated by full height projecting stone banded brick pilasters. Shopfronts span the full width of each unit with most surrounds intact with pilasters, capitals, corbel brackets and cornices above their fascias, but now with some poorly proportioned shopfronts that detract from the appearance of this part of the street.
- 4.64 The corner unit at Nos. 329 to 333 (odd) has a full height turret in the form of a corner bay surmounted by a tall tiled pyramidal roof similar to those at Nos. 80 to 84 (even), 310 to 314 (even) and 316 to 330 (even). This terminates the commercial terrace on this side of the street and forms a notable feature that adds to the visual attraction of views south along Muswell Hill Broadway.

Summerland Gardens

- 4.65 None of the buildings in Summerland Gardens is of conservation interest. The value of this area, consisting of steeply sloping ground, is in the long views out from this part of the conservation across the Thames Valley. The area to the rear of Nos. 120 to 142 (even) Muswell Hill Broadway is occupied by a large car park, south of which are two 1960s flat roofed buildings in leisure use and an area of garages.

- 4.66 Stepping down the slope at the rear of Nos. 144 to 256 (even) is Summerland Grange, a three storey late 20th Century staggered block of flats. Despite their size, their location is such that they are not immediately visible in views from the Broadway or from other parts of the conservation area. The rear elevations of the properties on the Muswell Hill frontage are prominent beyond a line of single storey lock-up garages which front a narrow service road.

5. SPATIAL AND CHARACTER ANALYSIS

Sub Area 2. Fortis Green

Overall character and appearance

- 5.1 This area is characterised by residential development interspersed with community and retail uses. It was initially developed in a 40 year period between 1896 and 1936. Much of this development was undertaken by the Collins family.
- 5.2 The residential development along the Fortis Green frontages and the south side of Fortis Green Road is made up of substantial three and four storeys blocks of flats occupying large plots. Much of the development has a building line set well back behind small communal areas of semi-private space, the front boundaries of which are defined by a combination of railings, walls and hedgerows. The trees along these road frontages are consistent elements that reinforce the sense of enclosure to the street and filter views in the summer months. Although quieter than the central area the heavy traffic is notable.
- 5.3 There are a variety of walling materials, the most common of which is red brick, although yellow brick and render are also used. The majority of the roofs are covered in red clay tiles. Architectural styles show predominantly Arts and Crafts and Neo Georgian influences, with prominent chimneys, many of which are expressed at the ends of blocks, windows subdivided into small panes and mansard roof forms.

Fortis Green Road

- 5.4 The buildings along the south side of Fortis Green Road north-west from Firs Avenue vary in height and style, but are consistent in their use of red brick and red clay tiles.
- 5.5 Nos. 123 to 169 (odd), Birchwood Mansions, is a Grade II statutory listed block of flats built in 1907 by William Brannan (Billy) Collins in an interesting Arts and Crafts style. It is three storeys with an attic storey with a mixture of dormer windows in mansard roof sections and casements in gable ends. The street elevation is symmetrical around the central of three entrances, all of which are set within a red brick section that has a recessed porch within a cambered brick arch above which is a first floor with continuous leaded light casements and a jettied forward projecting tile clad second floor with gable end. Between the three entrance sections are two roughcast rendered sections each with two gable ends. The corner sections are of plain red

brick with a part mansard, part pitched roof with a gabled flank elevation. Prominent tall chimney stacks with terracotta pots rise either side of the arched entrances punctuating the roofscape amongst steeply pitched roofs and gables. Windows are all timber casements in a variety of forms, some as continuous glazing with leaded and Art Nouveau coloured motifs, others as simple cross casements with timber glazing bars, square bays, oriels or corner windows. The paired entrance doors are panelled with half-glazing.

- 5.6 There are views of the rear elevation of Birchwood Mansions from Birchwood and Firs Avenues. A recently refurbished stable block to Birchwood Mansions, also built in 1907 by the same architect in a vernacular Arts and Crafts style, and also listed Grade II, is accessed from Firs Avenue. It has a red brick boundary wall and a small forecourt leading to a single storey roughcast rendered entrance building that has a steep tiled roof containing dormer windows and a right side half-hip, gablet and tall chimney stack, below which is the former coachman's accommodation. A central archway leads to the stable block proper at the rear, built in the form of a triangular shaped courtyard, still paved with its original blue brick stable tiles, around which are a collection of single storey yellow stock brick buildings with stables and coach houses on the ground floor and haylofts in the roof above.
- 5.7 No. 171, St James's Memorial Hall, is a Grade II listed building located at the junction of Fortis Green Road and Birchwood Avenue. Designed by the eminent architect Grey Wornum in 1925, it is in the form of two adjoining pinkish red brick halls in stretcher bond with slate roofs. The larger double-height hall located on the corner of the site has shaped Scandinavian style gables and a large nine-light mullioned window within a Baroque style broken pedimented stone surround. The Birchwood Avenue elevation has a row of clerestorey windows below projecting eaves. The adjoining two storey hall at right angles to Birchwood Avenue also has a shaped gable and a smaller window within a matching stone surround. The two halls are connected by a link section containing a gabled porch with a pair of panelled doors with half-glazing also set within a Baroque style stone surround. This group of highly characterful buildings add to the quality of the exceptional enclave of early 20th Century suburban buildings in this part of the conservation area.
- 5.8 Nos. 1 to 26 (consecutive) Fortis Court is a symmetrical arrangement of three linked red brick blocks of flats that front the junction of Fortis Green and Fortis Green Road in a Neo-Georgian style. The central building, Nos. 10 to 17 (consecutive), is four storeys with an attic storey with small dormers in a hipped tiled roof. There is a central projecting entrance porch with Tuscan columns surmounted by a metal balcony balustrade. It has a contrasting stone stringcourse above ground and second floors and a stone eaves cornice. Most windows are multi-paned timber sliding sashes, but three arched French windows with stone surrounds at first floor level and two round windows at third floor level provide additional interest to the elevation. The flanking wings, Nos. 1 to 9 & 18 to 26 (consecutive), are two storeys with an attic storey of large sliding sash dormers in a tiled mansard roof and a central pedimented gable. They have a stone stringcourse running through at first floor sill level and keystones over the ground floor windows. The entrance is

centrally located within each block and there are large two storey canted bays and tall red brick chimney stacks with recessed panels at each end. The development includes a garage court and mews 'Cottage' at the rear.

Fortis Green (south side)

- 5.9 Fairport, on the east side of Fortismere Avenue, currently a surgery, was designed with Arts and Crafts influence and is included on the Council's register of local listed buildings. It is two storeys with an attic storey in a steeply sloping half-hipped and gabled tiled roof and has three prominent tall red brick chimney stacks. The elevations are rendered with tile hanging on the front gable end that incorporates the entrance within a recessed corner porch with timber posts and braces. The curve of Fortis Green makes this building especially prominent in views looking east.
- 5.10 Nos. 1 to 18 (consec.) The Gables, is a Grade II listed three storeys red brick block of flats built in 1907 in a style inspired by Arts and Crafts and Jugendstil by the architects Herbert and William Collins who also designed the nearby Birchwood Mansions in the same year. It is also of symmetrical elevation, in three sections the centre of each having a wide elliptical red brick arched recessed entrance with a pair of tongue and grooved panelled doors with small paned upper lights. The red tiled roofs have half-hips and gable ends and there are tall plumb coloured brick chimney stacks with terracotta pots and chequer pattern tiling on the flank elevations and each side of the three entrances. Further interest is given to the elevations by the use of two storey bays, gables, balconies, roughcast render and tile hanging set within the brickwork. The windows are a mixture of timber vertical sliding sashes with glazing bars and continuous casements with glazing bars and some leaded lights. Views of the rear of the block are prominent from both Leaside Avenue and Fortismere Avenue. Unfortunately, the outstanding quality of the building has been somewhat marred by the replacement of some windows and the reduction and capping off of some of the chimney stacks.
- 5.11 Nos. 1 to 18 (consec.) Leaside Mansions is seen together with The Gables in views along the south side of Fortis Green. This three storey red brick block of flats is of similar height and massing and repeats features such as prominent chimneys used to highlight the entrances, canted bays and gables. The elevation treatment differs in its use of deep stone window heads, corner turrets with lead covered pyramidal roofs and mullioned windows.
- 5.12 Nos. 1 to 6 (consec.) Midhurst Mansions is a slightly plainer three storey Edwardian red brick block of flats with an attic storey in a steep slate mansard roof with a central gable feature and tall red brick chimney stacks. Parts of the second floor elevation have roughcast render. All windows are timber sashes with the top sections subdivided with glazing bars. The ground floor has a parade of shops, all of which retain their original shop surrounds with angled fascias, tiled pilasters and corbels and several retain original shopfronts with attractive curved glass either side of the central residential entrance and leaded top-lights.

Fortis Green (north side)

- 5.13 The United Reformed Church forms a local landmark in this part of the conservation area. Built between 1897 & 1900 on the east side of the junction with Tetherdown it was design by P Morley Horder in a nicely detailed Perpendicular style. It has a slate roof with gable ends and its walls are faced in roughcast render with stone quoins, window surrounds and tracery. Vestries, a lecture hall and parlour are incorporated behind the east end.
- 5.14 Nos. 1 to 26 (consec.) Woodside, on the west side of the junction with Tetherdown and Fortis Green, is a substantial four storey block of flats built of red brick with a tiled roof and tall chimney stacks that are prominent features of the building in views north west along Fortis Green Road. It has a canted corner one window wide and has Neo-Georgian details identical to those of the central block of Fortis Court on the opposite side of Fortis Green.
- 5.15 At the rear of Woodside is a courtyard accessed from Tetherdown that has garages ranged around three sides with a two storey mews 'Cottage' in the middle of the centre range opposite the entrance drive that are included on the Council's local list of buildings of merit. The Cottage is red brick with a clay pantiled roof, two small chimney stacks and a central louvred octagonal ventilator cowl. The first floor elevation has four multi-paned casement windows and central arched recess containing a stone plaque. The ground floor has a central timber doorcase with pilasters and projecting bracketed hood and four pairs of timber garage doors. The adjoining single storey blocks of garages are in matching style and materials.
- 5.16 Immediately to the west of Woodside is a group of late 20th Century buildings built around Spring Lane, an access road. No. 170, 'Spring Lane', is a five storey block of flats built in red brown brick with a flat roof formerly known as Charles Clore House. Built on the site of the former St James School, its mass and poor design lacks the attractiveness of the larger Woodside. A two storey clinic building of similar design was built on the site of the former fire station. Jubilee Court was built in the early 1990s on the site of the former council depot. It is a two storey yellow stock brick residential development with red brick dressings and grey concrete tiled roof. The plan form of Jubilee Court follows an irregular shape, the elevations articulated with alternate forward projecting sections with gable ends and recessed sections with first floor balconies. All of these buildings in the group are considered to detract from the character and appearance of this part of the conservation area, either because of their excessive height and bulk; unsympathetic design and materials or lack of continuation of the enclosure to the frontage resulting from the car park. The wall on the eastern side of the clinic marks an earlier property boundary with the former school.
- 5.17 Nos. 1 to 7 (consec.) Fireman's Cottages, is a group consisting of a terrace of five and a separate pair of cottages that provided accommodation for the fire station that once occupied the site of the clinic. Located to the west of Jubilee Court, they are two storey symmetrical red brick buildings with slate roofs with gables and arched casement windows.

- 5.18 Further west along the north side of Fortis Green are Nos. 14 to 32 and 33 to 51 (consec.) Twyford Court, two symmetrical blocks of flats either side of Twyford Avenue. They are three storeys, built in yellow stock brick with an attic storey in red clay tiled hipped mansard roofs with large sash dormer windows and tall brick chimney stacks on the flank elevations. The front elevations are articulated with forward projecting centre and end bays and are further enlivened by a stone stringcourse at first floor level and some first floor projecting metal verandas with tented canopies and French windows. Other windows are vertical sliding sashes and all have glazing bars and red brick window dressings. The central ground floor entrance doors have projecting Tuscan porticos surmounted by metal balconies and French windows set within arcading.

Twyford Avenue

- 5.19 To the north of the Fortis Green frontage, development is of a smaller, more domestic scale. This part of the area is also predominantly residential but quieter in character and less dominated by mature trees than the frontage. The properties in this area differ in form and appearance as a result of their differing ages.
- 5.20 Nos. 74 to 86 (even) and 63 to 75 (odd) Twyford Avenue is a group of substantial two storey semi-detached and detached houses, built by Billy Collins. Although the house types vary they form a consistent group with steeply sloping, hipped, red tiled roofs with tall chimneys, deep overhanging eaves and small dormers. The elevations are built in dark red brick with tile hanging to bay windows and gables. They have white painted casement windows subdivided into small panes. The front gardens of the properties are defined by a combination of hedgerows, low walls and vegetation. There is a notable long view to the north from Twyford Avenue across the playing fields of Fortismere School which serves as a reminder of the relatively elevated nature of the area. The rear of Twyford Court is prominent in views to the south.

6. SPATIAL AND CHARACTER ANALYSIS

Sub Area 3. Queens Avenue

Overall character and appearance

- 6.1 This is an area of speculative, predominantly residential development built between 1896 and 1910 to the north of the main shopping area. There are community buildings and some small scale commercial uses close to the central shopping area. It is characterised by substantial properties fronting broad, mainly curved avenues, many of which are lined by mature trees. There is strong consistency within the streets given by the repeated pattern of two storey, predominantly semi-detached or linked semi-detached forms

and common building lines. The use of consistent front boundary walls gives further unity to the frontages and helps to define the street.

- 6.2 The short time period during which the properties were built has resulted in general consistency in the architectural style and the use of common features and elements that contribute to the distinctive appearance of this area. Such features include gables; dormer windows; projecting bay windows and decorative timber porches; white painted windows with upper sashes subdivided into small panes and doors with stained glass panes.
- 6.3 The predominant building material is red brick, although render is used in the houses along Woodberry Crescent and Muswell Hill Broadway. Tile hanging and decorative plasterwork can be seen in small areas such as on dormers and gables.

Queens Avenue

- 6.4 Queens Avenue is significantly wider than the other avenues in this sub-area and acts as a direct link between Fortis Green and Muswell Hill, avoiding the busy shopping areas on Fortis Green Road and Muswell Hill Broadway. As a result, Queens Avenue is relatively busy and the vehicular traffic impacts, to a degree, on the character of the street. The buildings are substantial properties developed by Edmondson that have two main storeys and an attic storey with gables and dormers at roof level. Although the predominant use remains residential, a number of the properties at the eastern end of Queens Avenue have been converted to hotels and many houses have been subdivided into flats.
- 6.5 The large mature trees contribute significantly to the character of these streets, particularly during the summer months when the views of the frontages are filtered by foliage and there is a greater sense of enclosure. The front walls and piers along Queens Avenue are particularly notable and are important elements in the street scene that should be retained. Unfortunately, the character of the street has been eroded in some locations where these boundary walls have been removed to form parking within the front garden areas.
- 6.6 Where the units are paired they have wide frontages separated by small gaps which are important in defining their form in the street. The elevation treatment of the properties is generally symmetrical about the party wall. There is strong consistency in the repeated pattern of two storey projections with gables above, set-backs at first floor to provide timber balconies and central chimneys. The upper sashes of the windows are sub-divided into small panes although some have been replaced by unsympathetic PVCu windows. Fortunately, many of the original attractive front doors remain. The houses are built in brick, mostly with slate roofs, and have contrasting white painted timber.

- 6.7 Nos. 41 to 55 (odd) and 42 to 56 (even) Queens Avenue are a consistent group with notable semi-circular porches; slate roofs with fish-scale bands; decorative plasterwork to the gables and single storey bays. Nos. 57 & 58 at the west end of the avenue are detached houses, but share similar elevation treatment. All of these buildings are included on the Council's local list of buildings of merit.
- 6.8 Nos. 1 to 39 (odd), 2 to 16 (even) and 24 to 48 (even) Queens Avenue are of two different slightly taller house types, with two storey bays with a gable above, dormer windows and semi-circular arched doorways. No. 2 at the east end of the avenue has a substantial side extension that is over-dominant in the street scene.
- 6.9 Nos. 18 & 20 Queens Avenue are a 1950s smaller pair of two storey brown brick replacement buildings with an attic storey in a concrete tiled mansard roof. No. 22 is a three storey post war brown brick replacement building with an attic storey in a concrete tiled roof with central gable end. It is of similar height and proportions to its original neighbours.
- 6.10 The Public Library at the east end of Queens Avenue is a Grade II listed building designed by W H Adams, Hornsey Borough Architect and built in 1931. It is Neo-Classical in style, of two storeys with a flat roof with a central raised attic and skylights, and built in brown brick with full height red brick pilasters and Portland stone plinth, capitals, entablature with pediment, and door and window surrounds. The symmetrical front elevation has a central doorway with double panelled doors and a rectangular fanlight with metal glazing bars representing 'Roman' style crossed tracery and is flanked by two original electric lanterns on brackets. Above the hood of the doorcase is a Portland stone panel bearing the Hornsey Borough Council arms and '1931'. All of the windows are metal casements with metal glazing bars in matching diagonal tracery and those at first floor level have raised stone apron panels. The flank elevations have clerestorey glazing in the raised attic. Internally an elaborate staircase with metal balustrade leads up to the children's library on the first floor which has original panelling and murals of local events painted by members of the Hornsey School of Art in 1937-8. This building forms a visual landmark and is an important local community facility at this end of the avenue.

Princes Avenue

- 6.11 Princes Avenue runs parallel to Queens Avenue and links the centres of Muswell Hill Broadway and Fortis Green Road. It is a shorter, narrower avenue than Queens Avenue, but its buildings are also of consistent design. The front boundary walls along Princes Avenue are less grand, but remain important in defining the frontages where they are retained.
- 6.12 At the western end, No. 38 is a three storey stucco faced property that is shown on an old photograph to have been the 19th Century coach house to Fortis House mansion. Like the huge Cedar tree that stood on the adjoining corner site, it survived the demolition of the mansion as part of Edmondson's development. The upper floors of the front elevation retain their original

stucco quoins, stringcourse, moulded cornice and window surrounds, but the original sashes have been lost to unsympathetic modern replacements. The building has a modern forward projecting single storey front extension that greatly detracts from its character and appearance, as does the loss of the front garden and boundary wall to accommodate a paved vehicular parking area. These unfortunate changes detract from the quality of the property and this part of the conservation area.

- 6.13 Nos. 18 to 32 (even) and Nos. 9 to 19 & 23 (odd) Princes Avenue are two consistent groups of semi-detached red brick houses with slate roofs and two storey gabled projections, first floor balconies and ground floor bays. Some of the houses retain their distinctive timber semi-circular headed porches supported on brackets. No. 21 is a mid-20th Century red brick replacement building with a much simplified elevation treatment. It has a flat roof but otherwise its massing and form reflect that of its adjoining original semi-detached property.
- 6.14 Nos. 2 to 16 (even) Princes Avenue are a group of semi-detached properties that are articulated with a central set back and a half-hip roof to each house giving the impression of detached houses in views along the street. Some of them have an oriel window below the hip, projecting bays with decorative coving and decorative timber work to the entrances.
- 6.15 Nos. 34 & 36 and Nos. 1 to 7 (odd) are similar houses, but have a different treatment to their bays and porches. Unfortunately, some have now been removed or altered.
- 6.16 The former club at the eastern end of Princes Avenue on the entrance to Avenue Mews is an unusually designed detached three storey building with a red brick front elevation in the form of a full width three storey canted bay, the second floor having a continuous band of windows between two projecting tile clad eaves. Above and behind the bay is a gable end with shaped barge boards. Unfortunately, the front garden and boundary walls have been removed and replaced by a vehicular parking area. The rear elevation is yellow stock brick with a hipped slate roof.
- 6.17 Nos. 1 to 10 Old Chapel Place are now flats, but was built as a church hall used by the Presbyterians on the opposite side of Princes Avenue adjoining the rear of the former United Reformed Church (listed Grade II) in Muswell Hill Broadway. It is built in red brick with contrasting stone detailing and is aligned with its gabled end to the road. The cupola is an interesting roof level feature. The gap between the hall and No. 1 enables a distant view of the spire of St James's church.
- 6.18 Queens Lane, Athenaeum Place and Princes Lane are narrow service culs de sac providing access to the rear of the buildings along Muswell Hill Broadway and Fortis Green Road, the latter being used by lorries delivering to Sainsbury's. Avenue Mews provides the same function, but is a through road. There are views into these roads from Queens Avenue and Princes Avenue showing the utilitarian, but generally uniform, rear elevations of the

Muswell Hill Broadway and Fortis Green Road buildings, unattractive two storey mews buildings adjoining the rear of the club on Princes Avenue, and lock up garages. Some of these small scale buildings are in poor condition and contain commercial uses. A small open area at the rear of the public library is used for parking. The mature tree at the southern end of Avenue Mews is of amenity value, important in filtering views along the road.

Kings Avenue

- 6.19 The houses on Kings Avenue and the east side of Tetherdown were built by a developer named Pappin. Most of the properties are semi-detached and remain in residential use except for a dentist surgery and a nursery. The gaps between the houses are important in maintaining the uniformity of the pattern of development.
- 6.20 The repetition of similar house types along Kings Avenue gives consistency in character and appearance. They are red brick semi-detached houses, symmetrical about their party wall, and are two storeys with an attic storey. The front elevations have a two storey forward projecting shallow square bay with a parapet above eaves level and a ground floor canted bay and entrance porch with attractive white painted turned timber detailing. A wide triple sash gable ended dormer in the slate roof aligns above the bay. The first floor triple sash windows in the projecting bays are set within a cambered arch opening. The original windows have the upper parts of the top sash subdivided by glazing bars into small panes and the panelled front entrance doors have attractive stained glass in the vision panels. Unfortunately, the otherwise consist appearance of the street scene is disrupted by a few rendered and painted frontages and some replacement windows.
- 6.21 There is a bowling green with two pavilions to the rear of Nos. 2 to 36 (even) Kings Avenue accessed from a narrow alleyway adjacent to No. 36.
- 6.22 The numerous mature street trees are important to the character of this part of the conservation area where they help to enclose and filter views. Most of the properties still retain their front boundary walls which help to reinforce the continuity and unity of the streetscene. Unfortunately, in some cases where driveways have been introduced this character has been eroded.

Tetherdown

- 6.23 Tetherdown is more dominated by vehicular traffic than the quieter Kings Avenue. Nos. 2 to 12 (even) Tetherdown are included on the Council's local list of buildings of merit. They are, together with Nos. 14 to 34 (even), of the same design as the houses in Kings Avenue. However, Nos. 40 to 48 (even) on the north side of the junction with Kings Avenue, are a consistent group of different house types that have two storey bays and half-hips to the dormer windows.
- 6.24 The main variation in the house types is where the units have been designed to turn the corners as a feature to mark the junctions. Nos. 36 & 38, the houses either side of the junction with Kings Avenue, have their two storey bays splayed at the corner of the junction, and are surmounted at roof level by an octagonal bay window with a steeply sloping slate pyramidal roof that

acts as a turret feature. The symmetrical effect of this pair of houses has been reduced by the addition of painted render to the elevations of No. 36. Nos. 18 to 22 (even), situated on the sharp bend of King's Avenue, have been designed to accommodate the restricted shape of their plots. They have two storey bays, gables, separate porches and pitched roofs.

- 6.25 Tetherdown Hall, built in a Tudor style in 1928-9 by Stanley Griffiths at the south west end of Tetherdown is included in the Council's register of local listed buildings. It is a red brick two storey building with a tiled roof and has stone quoins, and surrounds to doors and mullioned windows. The double-fronted elevation has a central doorway above which is an oriel window and a gable end.
- 6.26 Nos. 1 to 7 (odd), on the west side of Tetherdown, are two pairs of two storey 19th Century yellow brick semi-detached houses set back from the road frontage by small front gardens. Nos. 1 & 3 have a pitched slate roof with overhanging bracketed eaves and gabled flank elevations. Unfortunately, No. 1 has had the proportions of its windows altered by the introduction of unsympathetic metal casements. Nos. 5 & 7 have a hipped slate roof and ground floor bays. They have simple sash windows with stone heads and sills and a stringcourse below the first floor sills.
- 6.27 The numerous mature street trees are important to the character of this part of the conservation area where they help to enclose and filter views. Most of the front boundary walls and fences are intact, reinforcing the continuity and unity of the street.

Woodberry Crescent

- 6.28 Woodberry Crescent consists of early 20th Century two storey red brick houses with roughcast rendered upper floors and some half-timbering. Most of them are linked semi-detached buildings, with slight variations on a similar style. The houses all have red tiled roofs with decorative ridge tiles, most of which have either a half or full gable with a finial, and prominent red brick chimneys with rendered panels and terracotta pots.
- 6.29 Most ground floors have a forward projecting entrance porch supported on a variety of timber posts and a canted bay window under a tiled roof. Both main roofs and porch roofs have overhanging eaves with exposed rafter ends giving a dentil effect. First floors have a sash window and a smaller square bay. The majority of the houses retain their original panelled front doors with stained glass panels and original sash windows with upper sections subdivided into four smaller panes.
- 6.30 Nos. 2 & 12 have hipped roofs without gables, No. 12 having lost its original windows and porch to later unsympathetic alterations. Nos. 16 to 30 (even) have two storey curved bay windows and a first floor oriel window. The rear elevations of Nos. 49 to 61 (odd) are visible in views south along Colney Hatch Lane. No. 61, on the corner of Colney Hatch Lane, has a two storey circular bay that is a prominent terminating feature continuing the traditional treatment of older end of terrace buildings within this conservation area.

- 6.31 All of the houses in Woodberry Crescent have building lines very close to the back of pavement behind very small front gardens. The lack of street trees gives the frontages a dominating appearance on either side. The consistent appearance is reinforced by the relatively intact front boundary walls that are constructed from lava bricks with red brick capping.

Muswell Hill Broadway

- 6.32 Nos. 335 to 353 (odd) are a terrace of early 20th Century houses of similar scale and proportions to their neighbours in Woodberry Crescent, that are also built in red brick with roughcast rendered first floors and red tiled roofs. They are set at a slightly higher level than the pavement with steps up to the front entrance doors and are arranged in pairs that are slightly staggered along the street. The house types alternate in pairs, Nos. 335 & 337, 343 & 345 and 351 & 353 have gables, the central pair tile hung, some of which sweep from roof level down to form a roof over the entrance and have single storey curved bays. The intervening houses have two storey curved bays. Some of the original leaded light timber casement windows have been lost to modern replacements and No.335 has an inappropriately designed doorcase.

7. SPATIAL AND CHARACTER ANALYSIS

Sub Area 4. Collingwood Avenue to Hillfield Park

Overall character and appearance

- 7.1 This sub area is predominantly residential, developed primarily by William Collins during the period 1896-1909. The only area where the former 19th Century villas remain is along Woodside Avenue, where they form part of the hospital.
- 7.2 The area is characterised by mainly quiet, tree-lined residential streets. Where trees exist, these dominate the street particularly during the summer months, softening and filtering views and providing a leafy suburban feel to the area. Original front garden walls remain intact in many areas providing an important unifying element along the frontage.
- 7.3 The avenues leading north from Grand Avenue have a notable fall from north to south, which enables long views looking south from their northern ends. The topography necessitates the stepping of the buildings up the slope as a common feature in all these streets. This emphasises the subdivision of the plots through the roof level upstands and the repeated patterns of gables and bays. As along Grand Avenue, the mature street trees, small front gardens and original front boundary walls play an important part in the defining these streets.
- 7.4 There is a variety of linked semi-detached and terraced houses with varying elevation treatments along the roads. A set back articulates the form of the blocks in the street. Although the house types vary, there is a general homogeneity within the streets as a result of the constant heights, use of

contrasting materials, consistent fenestration and door details as well as the repeated forms of elements such as gables, bays, chimneys and porches. The properties have a consistent building lines, low front garden walls and small front gardens.

- 7.5 As the land falls to the south and east from the centre of Muswell Hill, topography is influential. A common theme moving around the area is the long views to the south and east that are obtained. The sloping ground means that roofs are prominent in views along streets and the stepping of properties is a characteristic feature.
- 7.6 A consistent sense of enclosure is maintained by a combination of the uniform height of the development, small front gardens and front boundary walls. Houses are predominantly two storeys, although some have dormers or gables to accommodate an attic storey. The properties are arranged in linked pairs or terraces that step down the sloping land.
- 7.7 The influence of a single developer and the short time period during which the area was developed means that although there are a wide range of house types, there is considerable consistency in architectural style, the use of materials and common details that make this area particularly distinctive. The predominant materials are red brick with red clay tile or slate main roofs. Red tiles are commonly used on porches, lean-to roofs and bays. The use of white painted render, white painted timber work and mullions creates a distinctive contrast with the red brickwork that is characteristic of this area.
- 7.8 Common themes used to enliven the elevations include projections, gables, bay windows and decorative render panels. A combination of pitched and mansard roof forms is evident. At roof level there is a repeated pattern of upstands at the party wall with chimneys, generally positioned between pairs of houses. Notable details include the use of timber doors with a variety of stained glass vision panels, decorative timber porches, and timber window frames subdivided by glazing bars. The repeated pattern of elements such as gables, bay windows and materials lends a homogenous character to the streets. This uniformity can be easily disrupted even by minor changes.
- 7.9 The statutory listed St James's Church is an important local landmark and is seen from a variety of locations throughout this area. The layout of the streets and houses results in a number of views of the plainer, utilitarian rear elevations of properties at road junctions.

Grand Avenue

- 7.10 Grand Avenue was planned as the main street within the estate developed to the west of Muswell Hill Road. Its slightly curved east-west alignment enables views of St James's Church and means that it is comparatively flat unlike the roads leading north. The view to the west is terminated by No. 75 Collingwood Avenue. There is considerable consistency along the street resulting from the uniform height of the properties, their relationship to the

street, elevation treatment and detailing. Further homogeneity arises from the street trees and the largely intact lava brick boundary walls and the hedgerows above. Where driveways have been introduced the character of the frontage is eroded.

- 7.11 The houses are mainly terraced, constructed in red brick with pitched slate roofs with rendered coving to the eaves and bays. They have similar elevation treatment which creates a pattern of single storey bays, two storey projections and gables along the street and generally consistent detailing of doors and windows. Nos. 7 to 67 (odd), the terraces on the north side of the road, are slightly raised in relation to the street level and the end houses adjoining the junctions are designed to turn the corners of the street and have gables to mark the ends of the terrace. On the south side there is a narrow access between Nos. 28 & 34 that leads to St Luke's – Woodside Hospital, although neither the access nor the buildings close to it are prominent in the street scene.
- 7.12 Tetherdown Primary school is a substantial three storey red brick building with contrasting stone detailing at the western end of Grand Avenue. The falling ground, the slight curve in the alignment of Grand Avenue and its location aligning with the properties along Collingwood Avenue mean that it is not prominent in views either along Grand Avenue or Collingwood Avenue.
- 7.13 At the eastern end of Grand Avenue is a group of properties dating from the 1930s comprising a two storey telephone exchange and two detached houses built in a pink- brown brick. The telephone exchange has a wide frontage, eaves level parapet and simple elevation treatment with vertically proportioned metal windows. The houses have steeply sloping hipped, tiled roofs.
- 7.14 Nos. 1 to 3 (consec.) Grand Avenue are slightly different, having wide dormers. Elsewhere, where front dormers have been introduced into a terrace of houses where they were not an original feature, they form a prominent and disruptive feature in the street scene.

Collingwood Avenue

- 7.15 Along Collingwood Avenue there is strong consistency in the appearance of the frontages. Despite the variety of house types they are all of a similar architectural style and have pitched, predominantly slate, roofs with decorative ridge tiles and upstands, bay windows and generally consistent rendered detailing, fenestration, doors and decorative timber porches. Common themes between the properties include bays and porches. Occasional gables along the frontage provide interest at roof level. Some of the double-fronted houses have introduced a garage into the frontage which disrupts the pattern of the fenestration along the elevation.

Leaside Avenue

- 7.16 There is greater variety in the roof forms of the houses along Leaside Avenue compared to the other streets in this area. Nos. 10 to 16 (even) and 29 to 35 (odd) are semi-detached and have tall mansard roofs with wide dormers that

have decorative plasterwork between the windows. Other house types have either hipped or pitched roofs. Notwithstanding this, there is general consistency in the appearance and treatment of the red brick elevations and the use of contrasting render and white painted timber. Common themes include two storey projections, single storey bays and porches with hipped roofs. Nos. 26 to 36 (even) are three pairs of later semi-detached properties in red brick and hipped tiled roofs and a less decorative treatment.

Fortismere Avenue

- 7.17 The properties along Fortismere Avenue differ in style to the adjoining streets and are generally plainer. The repeated linked semi-detached forms and the distinctive rhythm of two storey bays with either gables or hipped roofs give a generally uniform appearance in views along the avenue. The predominant materials are red brick with roughcast render and tile hanging. Nos. 29 to 35 (odd) are plainer, more recent additions. Nos. 6 & 44 are different house types with an interesting first floor corner window above the front door. No. 48 has a sweeping roof form of the same design as Nos. 343 & 345 Muswell Hill Broadway.

Birchwood Avenue

- 7.18 There is considerable consistency in the appearance of the development along Birchwood Avenue. Nos. 2 to 28 (even) & 3 to 31 (odd) are similar double-fronted house types built in red brick with rendered panels on the upper floors. They have a two storey projection and a lean-to roof extending across the ground floor bays and central porch that appears as a continuous band in views along the avenue. Nos. 33 to 39 (odd) and 30 to 36 (even) are four pairs of linked semi-detached units with hipped roofs that share consistent fenestration bays and porches with the other houses. Chimneys and occasional gables add roof level interest the full length of the avenue.

Firs Avenue

- 7.19 The houses along both sides of Firs Avenue have considerable consistency in appearance because of their common roof form, fenestration, materials, detailing and elevation treatment. The houses all have pitched roofs and roof level upstand party walls, some with dormers that add visual interest. There is a pattern of two storey projections with ground floor bay windows and limited use of render at eaves level and on the tops of the bays. A later insertion Nos. 4 & 6 assumed to date from the 1950s, have a similar form and materials and echo the gabled forms seen elsewhere in the avenue. They are a good example of 'modern' infill that is appropriate to its context. The roof level extension at No. 8 is an unfortunate alien feature in the streetscape. The listed mews buildings at No.1 Firs Avenue were built as part of the Birchwood Mansions development on Fortis Green Road and are included within Sub Area 2: Fortis Green.

Woodside Hospital and Woodside Avenue

- 7.20 This part of the sub area has a more open landscaped quality that differs in character to the adjoining residential avenues.

- 7.21 The hospital buildings are of variable quality, but are sited around a central garden and are linked across the garden by open loggias. The hospital grounds are included in the Council's List of Parks and Gardens of Local Historic Interest based on the London Historic Parks and Gardens Trust Inventory of Historic Green Spaces produced in June 1996. The garden, St Luke's Hospital (20), includes the remnants of the gardens of the three substantial mid to late Victorian mansions acquired with their grounds in 1927 that, together with the adjoining later hospital building, form a notable group on the Woodside Avenue frontage. Mature trees, both deciduous and evergreens, survive around the perimeter of the site, although none appear to be over 100 years old. Rockwork along the driveway to Norton Lees is probably Victorian. Later landscaping of interest includes the more formal garden and herringbone brick path in front of the neo Georgian central two storey hospital building dating from 1928-30 that has a wide symmetrical frontage with classical detailing. It is built in red brick with contrasting stone to the eaves and central colonnaded entrance and pediment above. The central clock tower, weathervane and chimney are attractive roof level features on the hipped roof. The Victorian villa Norton Lees, built in 1875 for the silversmith Harry Atkin is east of the central building and Roseneath to the west. Both are built in yellow stock brick with red brick detailing and have hipped roofs; Norton Lees is two storeys and Roseneath three storeys. However, Leawood, the westernmost villa on the frontage, is now known as Simmons House. It is a red brick building, two storeys with a hipped roof, but has had a number of modern extensions including what appears to be an observatory dome.
- 7.22 Some recent development has also been undertaken north of Leawood that is not readily visible from outside the hospital grounds.
- 7.23 The main hospital buildings at the rear were built in the 1930s and comprise two angled two storey wings with a pitched tiled roof surrounding a landscaped garden. They are not of conservation interest. The single storey temporary building to the south-west detracts from the entrance to the hospital site but is not prominent from the frontage.
- 7.24 The frontage to Woodside Avenue is dominated by mature trees, which filter views of the buildings and are important to the character of this part of the conservation area. There are views of the rear elevations of the properties on the south side of Grand Avenue across the open area to the south of the school. Views of the rear of properties on the west side of Muswell Hill Road are obtained across the rear of No. 73 Muswell Hill Avenue.
- 7.25 The school playing field to the west of the hospital grounds is identified within the Council's UDP as Significant Local Open Land and an Ecologically Valuable Site Grade II Borough interest.

Muswell Hill Road

- 7.26 Muswell Hill Road is a comparatively wide, heavily trafficked, tree lined road. It rises relatively steeply from the junction with Church Crescent to the curve in its alignment south of Grand Avenue. From this point there are views of St James's Church and a narrowing of the road which provide a feeling of transition approaching the town centre. The former railway bridge defines the southern boundary of the conservation area.
- 7.27 Nos. 160 to 166 (even) Muswell Hill Road are two pairs of red brick semi-detached houses with two storey gabled projections, square ground floor bays and contrasting stone quoins and door and window surrounds. The stone quoins and surrounds originally gave them a character with a 'Tudor' feel, but unfortunately this character has been devalued by the addition of white painted render on Nos. 160 & 162 and the loss of several of the original sashes to inappropriate modern windows. Most of the other houses along the road continue the theme of gables, two storey projections and ground floor bays. However, the gables in Nos. 168 to 200 (even), Nos. 73 to 81 (odd) & Nos. 83 to 93 (odd) are set back and the bays are splayed. Nos. 168 to 172 (even) & Nos. 182 to 200 (even) on the east side of the road are wider properties that have dormers at roof level aligning with the windows below. Nos. 83 to 93 (odd) on the west side of the road have two storey projections with hipped roofs. Nos. 95 & 97 are a pair of double-fronted houses with gables. No. 99 is a detached property with a large ground floor splayed bay. It is set much further back from the road than the adjoining buildings. Unfortunately, its character has been detrimentally affected by the loss of the front garden and boundary wall to allow for the entire frontage to be hard surfaced, and by the loss of the original windows and doors to modern replacements. This diminishes the interest of the property in the street scene. The properties on the east side of the road at the brow of the hill are elevated in relation to the street. Nos. 103 & 105 and Nos. 202 to 208 (even) north of the junction with Grand Avenue are slightly taller buildings of similar materials but with differing detailing.

Church Crescent

- 7.28 Church Crescent is a quieter, narrower residential street of two parts, the southern part steeply sloping and curved in its alignment, whilst the northern part is flatter and tree lined. There is a long view to the south west from the top of the hill and a notable view to the town centre from Bishops View Court. The mature tree on the frontage to Bishops View Court forms an important focal point along Church Crescent.
- 7.29 The buildings in Church Crescent are generally consistent in character and appearance, mostly being two storeys with an attic storey in slate roofs and built of red brick with stone window heads and white painted timber porches and window frames, although there are a number of different house types and stylistic variations.

- 7.30 No. 77 (The Friends Meeting House) at the southern end of Church Crescent is an early 20th Century single storey red brick building with a pitched tiled roof with a gable end on the road frontage. Nos. 69 to 76 (consec.) are a two storey Neo Georgian yellow brick block of flats with parapet cornice and red brick quoins and windows surrounds. The tiled mansard roof has dormer windows and prominent chimney stacks on the flank walls.
- 7.31 The other properties are all residential and of consistent appearance and details, although some rendering of frontages and the replacement of windows has occurred to the overall visual detriment of the street scene. The houses are arranged in terraced blocks of four units sub-divided into two by a central arched set back and have symmetrical elevation treatment. The ends of the terraces are emphasised by a combination two storey bays with gables above or a two storey gabled projection and single storey bays. There are single storey bays with pitched roof porches on the intervening blocks and small dormers at roof level. Nos. 26 & 28 are a semi-detached pair of houses of the same type, but the appearance of No. 28 has been diminished by the rendering of the brickwork and the replacement of the original windows. The buildings at the southern end of the crescent step up the slope so that their roofs become an important component in the views along the street adding visual interest to the street scene. Unfortunately, there has been substantial disruption to the visual quality of the frontages of the buildings by the removal of front boundary walls to allow for the creation of frontage parking where the slope is less pronounced.
- 7.32 Bishops View Court is a recent residential development built in red brick and is neutral in the street scene. The adjoining open area is the former railway embankment that originally lead to the Alexandra Palace station to the east. It is identified in the UDP as an Ecologically Valuable Site of Metropolitan Importance and a Local Nature Reserve.
- St James's Lane**
- 7.33 The steep slope of the land to the south-east of the town centre is influential in the character and appearance of St James's Lane and Hillfield Park. The long views towards London obtained from their north-western ends are a memorable feature. There is strong consistency along the frontages as a result of the grouping of repeated house types and consistent heights and small front gardens. St James's Church is a prominent feature in the views north along St James's Lane. Development is entirely residential and comprises terraces that are a combination of purpose built flats and houses.
- 7.34 Nos. 1 to 55 (odd) St James's Lane and Nos. 42 to 50 (even) Hillfield Park form two adjoining consistent terraces of two storey properties built in red brick with contrasting white painted timber windows porches and eaves brackets that support hipped slate roofs. They are arranged in pairs and have distinctive two storey canted bays with steeply sloping pyramidal roofs. The entrance doors have paired projecting timber porches with elaborate joinery including turned balusters and curved braces. The repeated forms and consistent details of the buildings set back behind small front gardens create a distinctive pattern along the streets.

- 7.35 The development on the opposite side of St. James's Lane is set further back and there is a greater influence of trees and landscape elements. Although the properties differ in style there is general consistency in their height and the use of red brick and hipped tiled roofs.
- 7.36 To the south is a group of two storey houses built in red brick and roughcast render with red tiled roofs. Nos. 8 & 10 are an asymmetrical semi-detached pair with pitched roof and forward projecting gable end set back within long front gardens. Nos. 12 to 36 (even) are terraced properties with an Arts and Crafts influence in their prominent hipped roofs and chimney stacks, multi-paned casement windows and bays. No. 12 has an elaborate tiled plaque in a panel between the first floor windows inscribed 'THE HOMESTEADS No 1'. There is a densely planted area of trees and shrubs in front of Nos. 22 to 36 (even) that contributes to the landscaped character of the west side of St James's Lane.
- 7.37 Views east out of the conservation area are terminated by the railway viaduct across the road that remains, now without its line, as a substantial brick structure. Beattock Rise, adjoining it on the southern side of the road, is a late 20th Century housing development that has no conservation interest.

Hillfield Park

- 7.38 Hillfield Park is made up of two roads in a 'T' shaped development. The east section contains three consistent two storey red brick terraces of similar scale, Nos. 42 to 50 (even), Nos. 39 to 61 (odd) and Nos. 63 to 75 (odd). They have two storey square projections with ground floor canted bays between which are pairs of porches creating a continuous pattern along the street. At roof level there is some variation. Nos. 39 to 45 (odd) & Nos. 63 to 75 (odd) have gables with decorative plasterwork over the projection, whereas Nos. 47 to 61 (odd) have hipped roofs. No. 75 at the end of the terrace has its entrance doorway and porch within an attractive flank elevation onto St James Lane that is of yellow stock brick with red brick dressings. No. 37 at the other end of the terrace is an unsympathetic modern addition. The view looking north along this part of Hillfield Park is dominated by the bulky office building on the south side of Muswell Hill that is overly prominent on the skyline. The adjoining Muswell Hill Centre and unattractive lock-up garages further detract from the view.
- 7.39 There is considerable consistency in the elevation treatment of Nos. 1 to 35 (odd) and Nos. 2 to 40 (even) along the west section of Hillfield Park as it rises up the slope towards the Broadway, although there is variation in the house types along the street. These red brick properties are two storeys with an attic storey with a large dormer in the slate mansard roof, many of which are in the form of a canted bay with pyramidal slate roof. They have contrasting white painted windows and occasional timber porches. Some of the dwellings have brick arched doorways, the form of which is echoed in timber panels to first floor windows and arched window openings. Each level is set back slightly further from the frontage than the one below. The

properties have small front gardens and low boundary walls, which define the street.

- 7.40 The attic storey gives a greater sense of enclosure and more urban feel to this part of the street. The stepping of the elevation and the variety of treatment and location of bays, dormers and porches lend a particularly distinctive appearance to this part of the street.
- 7.41 No. 35, at the end of the terrace, has a decorative plaster plaque at roof level in the gable on the flank elevation inscribed '1900' and a flight of steps to the front door protected by a projecting timber porch which are local features in the streetscape. No. 40, the two storeys end of terrace property on the other side of the street, is of the same age, without an attic storey but with an attractive coved eaves detail. Unfortunately, its elevations have all been rendered and painted white. It has a large two storey rear extension that turns the corner, clearly visible in views north from St James's Lane.
- 7.42 No. 1, at the west end of the street, is also a two storey building with white painted render and a large two storey rear extension that faces onto Hillfield Park Mews. The first floor corner canted bay is surmounted by a lead clad roof of ogee profile giving an attractive bell shaped dome. Unfortunately, all of the original windows and doors been replaced by inappropriately designed modern ones.

8. SPATIAL AND CHARACTER ANALYSIS

Sub Area 5. Tetherdown

Overall character and appearance

- 8.1 This area is predominantly two storey terraced development of a modest scale, much of which dates from the mid-19th Century. Most of the residential properties are yellow brick with slate roofs and are set back behind small front gardens. The properties within this sub area are generally smaller and plainer than those in other parts of Muswell Hill.

Coppetts Road and Tetherdown (east side)

- 8.2 The northern extension of Tetherdown beyond its junction with Pages Lane is known as Coppetts Road. Nos. 2 to 12 (even) Coppetts Road and Nos. 1 to 11 (odd) Page's Lane, together with Nos. 1 to 5 (consec.) Victoria Cottages, form a locally listed group of modest properties at the junction of Coppetts Road and Page's Lane. Nos. 6 to 12 (even) Coppetts Road are two pairs of yellow stock brick semi-detached houses with a front projection and central chimneys, whereas the other properties are red brick terraces. Built early in the second half of the 19th Century, they pre-date much of the other development in the conservation area. They have slate hipped roofs except for Nos. 10 & 12 which have been replaced by concrete tiles. The windows are vertical sliding sashes with arched brick heads. Most of the terraced houses retain their original slender glazing bars that subdivide each sash into six panes, whilst those on Nos. 6 to 12 (even) are wider, subdivided into eight panes. Unfortunately, the uniformity of the group has been compromised by

the rendering and painting white of the elevations of Nos. 3 & 11 Pages Lane.

- 8.3 Nos. 1 to 5 (consec.) Victoria Cottages (shown as Tetherdown Place on the 1894 Ordnance Survey map) are accessed via a narrow path between Nos. 11 and 13 Page's Lane.
- 8.4 Nos. 13 to 27 (odd) Page's Lane are a group of four pairs of Edwardian semi-detached houses that are taller and of a slightly larger scale than the earlier cottages. They are built of red brick with timber entrance porches, roughcast rendered first floors and tiled half hipped roofs with tall chimney stacks and wide central dormers.
- 8.5 Nos. 12 & 14 Page's Lane, opposite, are a semi-detached pair of 19th Century houses constructed in yellow stock brick. They have a pitched slate roof with chimney stacks at ridge level in the gables. The simple elevations are symmetrical about the party wall with paired four panelled entrance doors with rectangular fanlights, canted ground floor bays, and simple vertical sliding sash windows with rubbed brick heads.
- 8.6 Nos. 6 to 10 (even) are a three storey terrace on the south side of the junction of Page's Lane and Tetherdown, built in red brick with stone window dressings, that are seen as a consistent group. They have a small forecourt and the ground floor shopfronts that retain most of their original details.
- 8.7 The corner buildings, Nos. 2 & 4 and Nos. 80 to 86 (even) Tetherdown, are three storey in red brick with stone string courses at first floor window head and eaves level and stone window heads. The upper floors have stone canted bays and slate roofs with gables above the bays at roof level and on the flank elevation. There are shop units at ground level that project out slightly beyond the main façade.
- 8.8 Adjoining to the south are Nos. 70 to 78 (even) Tetherdown, a 1930s terrace of two storey white painted rendered 'Moderne' houses with steeply pitched tile roofs and overhanging eaves. They retain their characteristic curved bay windows with metal Crittall window frames and horizontal glazing bars with the exception of No. 78 which now has inappropriately designed casement windows with leaded lights.
- 8.9 Nos. 62 to 68 (even) are two pairs of two storey semi-detached houses with shared hipped roofs. Originally built in yellow stock brick, Nos. 62 & 64 now have white painted rendered frontages and ground floor canted bays, whereas Nos. 66 & 68 have contrasting red brick detailing including a large two storey red brick bay at No. 68.
- 8.10 Nos. 50 to 60 (even) are three pairs of semi-detached properties to the south. They are taller two storey houses with an attic floor within steep 'M' shaped slate roofs with prominent central chimney stacks and sash windows in large gables with elaborately shaped timber barge boards. Built around the end of the 19th Century the outer two pairs are in yellow stock brick, while in contrast

the centre pair are in red brick. They all have large two storey brick canted bays, ornate Gothic influenced detailing including red brick pointed arched heads to the windows, and gabled timber entrance porches.

Coppetts Road & Tetherdown (west side)

- 8.11 North of Eastwood Road, Nos. 1 to 7 (odd) Coppetts Road form a two storey red brick terrace of Edwardian houses with a shared hipped slate roof. They have been built as two adjoining symmetrical pairs, the building line of Nos. 1 & 3 set back on the party wall from Nos. 5 & 7. Each house has a full height square projection with a roof level gable and shaped timber barge board and a single storey canted bay. The recessed sections have paired timber entrance porches with decorative joinery.
- 8.12 No. 7A is a single storey commercial building with a central barn-like section with a tiled gambrel roof with oversailing eaves and a front elevation of painted brick with projecting brickwork forming Art Deco style frames around the outside of the elevation and of the double doors and two flanking narrow windows.
- 8.13 South of Eastwood Road, Nos. 55 to 67 (odd) form a two storey stepped terrace of less consistent appearance. However, they all have roof level gables, bay windows and projections. Unfortunately, the original character and appearance of the elevations of this group of houses has been much altered, in particular by the modern stone cladding on the frontage of No.55 which is prominent, out of keeping and detrimental to the character and appearance of this part of the conservation area.
- 8.14 Nos. 49 to 53 (odd) are a terrace of three similar properties south of the junction with Burlington Road that continue the pattern of gables, ground floor bays and porches.
- 8.15 Nos. 41 to 47 (odd) form a late Victorian terrace with small front gardens that is constructed in yellow stock brick and has contrasting arched red brick window heads and canted ground floor bay windows. The integrity of the group has been by compromised the addition of a modern mansard roof extension on No. 47.
- 8.16 Nos. 33 to 39 (odd) to the south, are seen as part of a group with Nos. 41 to 53 (odd), but are slightly taller pairs of Victorian semi-detached houses. They continue the use of yellow stock brick and the pattern of ground floor bay windows along the street, but have small gabled dormers at roof level.
- 8.17 No. 31 Tetherdown is the Muswell Hill District Synagogue, a tall single storey red brick and concrete building dating from 1965 that contains a double height hall. It has a flat roof behind a parapet with simple concrete coping, and a large centrally positioned cantilevered entrance porch extending to the back of the pavement.
- 8.18 No. 29, south of the Synagogue, is a large three storey red brick building with an 'M' shaped slate roof with a gable in the centre of the street elevation. It

was built as Tollington Boys Grammar School in 1901 and has now become part of Fortismere School.

- 8.19 Nos. 15 to 27 (odd) are two further terraces of modest two storey Victorian cottages with shared hipped roofs with upstands at the party walls. Nos. 21 to 27 (odd) are built in yellow brick and have round headed doorways, ground floor canted bay windows and arched window heads all with contrasting key stones. Nos. 5 to 19 (odd) are a slightly smaller Gault brick two storey terrace with a plainer flat fronted elevation.
- 8.20 Hedgerows are important in defining the frontages to these residential properties. In some locations boundaries are poor. Leylandii trees have been planted in some of the small front gardens. These are inappropriate in scale and detract from the character and quality of the frontage.

9. SPATIAL AND CHARACTER ANALYSIS
Sub Area 6. Page's Lane

Overall character and appearance

- 9.1 This sub area consists of predominantly large 19th Century buildings set well back from road frontages within large landscaped grounds containing mature trees and vegetation. The scale of buildings is much larger than those within adjoining sub areas and they are prominent in views along Pages Lane and Colney Hatch Lane. Their combination of church, community and residential uses give a notable sense of openness that is characteristic of this area. The main materials used are yellow stock brick or buff brick with slate roofs. Common themes in the treatment of the elevations of the houses are the use of bay windows and roof level gables, although there is considerable variety in style and shape.

Page's Lane

- 9.2 Page's Lane is a winding, undulating road linking Colney Hatch Lane and Tetherdown that was part of the early rural development pattern. It forms part of the northern boundary of the Conservation Area. Mature trees are prominent in views east from near the junction with Tetherdown.
- 9.3 No. 29, on the corner of Creighton Avenue, is the only property on the north side of Page's Lane in this sub area. It is a large detached two storey Edwardian house with an attic storey within a gabled tile roof. The elevations are white painted render with half timbering on the gables and ground floor square bays with hipped tiled roofs. The building is well screened by the dense vegetation within the front garden, with the tall red brick chimney stacks dominating views.
- 9.4 The former St Martin's Convent, now subdivided into three houses and renamed St Martin's Terrace, and Our Lady of Muswell Hill Primary school are substantial two storey buildings on the south side of Page's Lane. They are built of pale yellow brick with an additional attic storey and dormer windows in steep hipped slate roofs, and are both set back from the road and have an 'L' shaped layout. St Martin's Terrace occupies a building formerly

known as Springfield House, a large mid 19th Century property with a symmetrical elevation of five windows, projecting bracketed eaves and a central gable with timber bargeboards and a round headed window. Interest is given to the elevation by the use of contrasting red brick details, stone stringcourses and deep stone window heads. The adjoining school building, constructed between 1896 and 1913, has a simple elevation with tall multiple paned sash windows. At the rear is a large mid 20th Century extension of similar height, and the two sections have been recently linked at the corner with a new curved flat roofed extension to the frontage.

- 9.5 Whitehall Lodge is an impressive 'T' shaped six storey block of flats built in the 1930s in an international 'Modern' style set well back from the street frontage in landscaped grounds. It is included in the Council's local list of buildings of merit. The elevation is white painted render stepping forward in a symmetrical series of curved and flat planes from the central full height glazed entrance door and staircase tower surmounted by a small penthouse on the flat roof. The outer, most forward, projections are in the form of full height circular towers. All of the windows retain their original characteristic Crittall metal window frames with horizontal glazing bars.
- 9.6 The Muswell Hill Methodist Church occupies a large complex on the North Bank estate, comprising the substantial Victorian property set in large grounds that have been identified in the Council's UDP as an Ecologically Valuable Site of Local significance. The site was given to the Methodists by Guy Chester in 1924. The original North Bank house is also included in the Council's local list of buildings of merit. It is two storeys in height and built in a pale yellow stock brick and has a pitched slate roof with two gable ends with shaped barge boards on the front elevation. The adjoining 1984 church was added to the east flank Peter Knollt and Chris Lelliot incorporates stained glass from the previous Wesleyan Methodist church that had stood on the east side of Colney Hatch Road. It is of similar materials to the original building, with a tall pitched slate roof and gable ends with shaped barge boards.
- 9.7 No. 28, a large 'L' shaped two storey pale yellow stock brick former stable block, adjoins the east end of the Methodist Church frontage. It has an interesting stringcourse at first floor level that contains contrasting dark bricks and a hipped roof with modern concrete tiles with prominent plinth shaped brick chimney stacks. The tall boundary wall in matching pale yellow stock brick incorporates the former gate piers of the house, inscribed 'NORTH BANK' that remain as a feature of interest on the frontage although the gateway between them is now bricked up. The stable building together with the boundary wall are prominent features in the street scene.
- 9.8 Chester House is a large 'U' shaped three storey hostel building at the junction of Colney Hatch Lane and Page's Lane, built in the 1960s. It is of a similar pale yellow stock brick to the older buildings in Page's Lane, but the flat façade is plain and bulky, and its horizontal emphasis, shallow roof, small square windows and applied vertical timber boarding detract from the street

scene. The trees on the frontage are important elements that help to soften the impact of this building.

Colney Hatch Lane

- 9.9 Colney Hatch Lane is a busy traffic route lined with properties set well back from the road behind substantial front gardens, many of which contain mature trees and dense shrubs that are prominent elements of the street scene. The filtering effect of this foliage landscape in views of the houses is less pronounced at the edge of the conservation area near the junction with Page's Lane.
- 9.10 On the east side of Colney Hatch Lane there is variety in the materials and style of the houses. There is, however, general consistency in the heights of buildings (two to three storeys), the set back of the dwellings behind large front gardens and in common themes such as bay windows, gables and the use of contrasting stone surrounds to the windows.
- 9.11 Nos. 34 to 38 (even) are a three storey symmetrical terrace of three Victorian properties with a shared pitched slate roof. Built in yellow brick they have painted stone window dressings and a decorative tile string course at second floor sill level. The central house has a gable and a large square projecting bay through the ground and first floors, the two outer houses having canted bays. Their original front boundary walls and piers remain intact.
- 9.12 Nos. 24 to 32 (even) are a slightly later terrace to the south built in red brick with ground floor canted bays and stone surrounds to the windows. They are two storeys with an attic storey in a steep tiled mansard roof. The repeated use of tall shaped gables at roof level gives the impression of a consistent height of development along the street.
- 9.13 Nos. 20 & 22 are substantial two storey detached red brick properties with hipped tiled roofs and stone surrounds to the windows. No. 20 has a 'Tudor' style influence in its elevation treatment, whereas No. 22, which also has rough cast render on its upper elevations, has a more Arts and Crafts feel with a large gable end and attic storey with dormers.
- 9.14 Nos. 14 & 18 are a more recent house and bungalow of little conservation interest, whereas Nos. 10 & 12 continue the theme of red brick, hipped tiled roofs and bay windows across a wide frontage. They are two storeys with a shared hipped red tiled roof and gable ends with shaped timber bargeboards above two storey projections.
- 9.15 Nos. 6 & 8 have similar details but are three storey properties built in red brick and have tiled roofs and bays.
- 9.16 No. 4 is the remaining half of a three storey semi-detached pair of houses which continues the use of bays and gables but is built in yellow brick and has contrasting red sandstone detailing.

- 9.17 Dorchester Court, a four storey block of flats at the junction with Muswell Road, was constructed in the late 1920's on the site of the other semi-detached house and No. 2. The building is of pale red brick with contrasting heads to the windows. The most interesting feature of its simple elevations are the curved corners and the curved metal window frames.
- 9.18 The west side of Colney Hatch Lane contains Nos. 3, 5 & 7, a group of three two storey mid-19th Century detached villas that are some of the oldest buildings in Muswell Hill. These are flanked by Chester House at the north end and Our Lady of Muswell RC Church at the south end. All of these buildings are set well back into their sites behind a screen of mature trees and shrubs.
- 9.19 Our Lady of Muswell RC Church was built in 1938 in a plain Early Christian-Romanesque style to the designs of T H B Scott. It is of brown brick with pediments over the crossings, a red tiled roof and raised gable over the east entrance. The east elevation fronting Colney Hatch Lane has three circular windows with stained glass and a projecting copper roofed entrance porch. Its height and bulk emphasise its presence in the street scene.
- 9.20 No. 3 has a long low two storey elevation with a shallow pitched slate roof and tall chimney stacks. The right side has a forward projecting extension with a large canted bay and a gable end beyond which is a lower extension with a cat-slide roof and small gable end. Its original appearance has been significantly altered by unsympathetic rendering of the frontage, replacement bargeboards, side and porch extensions and the hard surfacing of the frontage, all of which have diminished its historic interest.
- 9.21 Nos. 5 & 7 are notable properties of consistent appearance. They are constructed in a yellow brick and have low pitched slate roofs and stucco surrounds to the windows. Both of the houses have a gable end with decorative fretted timber bargeboards that extend the full length of the eaves line, giving a most attractive 'cottage' like appearance to the buildings.

Meadow Drive

- 9.22 Meadow Drive is a private road to the south of Our Lady of Muswell RC Church leading to some 20th Century flats, open space and recreational facilities. None of the buildings are of conservation interest, but the mature trees make a substantial contribution to the landscape character that dominates the area.

10. SPATIAL AND CHARACTER ANALYSIS

Sub Area 7. Muswell Avenue & Wellfield Avenue to The Avenue

Overall character and appearance

- 10.1 This residential area has a notable consistency in character and appearance derived from its speculative development primarily over a period of less than

thirty years between 1896 and 1913 after an initial start in the mid 1880s. As a result, the buildings are of a relatively consistent architectural style and generally constructed from a common palette of materials with similarities in detailing throughout the differing house types. Most of the houses are terraced or in a linked semi-detached form and were built as family housing for the expanding workforce of London. The grid street pattern makes the best use of the land whilst still providing relatively wide streets and long plots with comparatively narrow frontages.

- 10.2 The buildings are generally of uniform two storey height with some attic storeys and a constant building line set back behind small front gardens. This gives a sense of enclosure to the streets, accentuated in areas where street trees have been planted. However, landscape elements are generally less pronounced in this part of the conservation area than in the residential streets within Sub Area 4. The retention of original low boundary walls along the frontages in some streets give greater consistency to their character and appearance. Houses at junctions of streets are generally designed to turn the corners with features such as circular bays, turrets and towers, creating the impression of a gateway into the street.
- 10.3 The predominant building materials are red brick with red clay tile or slate roofs. Red tiles are commonly used on porches and small roofs over bays. The use of white painted render, white painted timber work and mullions creates a distinctive contrast with the red brickwork that is characteristic of this area.
- 10.4 There is extensive use of forward projections, gables, bay windows and decorative render panels or coving with pargetting. The houses have either hipped roofs or pitched roofs with gable ends, with a repeated pattern of upstand party walls with prominent chimney stacks generally positioned between pairs of houses. Timber front entrance doors with a variety of stained glass upper panels, decorative timber porches, and timber window frames with the upper sashes subdivided by glazing bars are common features. The repeated pattern of such elements lends a homogenous character to the streets even though the individual house types may differ.
- 10.5 Topography is influential in the character of particular streets. Views of Alexandra Palace are obtained from a variety of locations within the area and are a common feature of these streets. Views south along Rosebery Road from its junction with Alexandra Park Road give glimpses of Alexandra Palace in the distance. There are also long views to the north-east from the west ends of Alexandra Park Road and Muswell Road.

Alexandra Park Road

- 10.6 Alexandra Park Road is a busy road, dominated by traffic that passes through the northern part of the conservation area. Together with its adjoining roads it was laid out in the late 19th Century and as a result there is greater variation in the age and the style of the properties than in the later parts of this sub-area. Alexandra Park Road has a notable fall from west to east that has led to the development along it being stepped down the slope.

- 10.7 On the north side of Alexandra Park Road there is variety in the style, materials and details of the houses. However, they are of a generally consistent height, have pitched roofs, gables and bays and have a common building line to the street.
- 10.8 Nos. 13 to 21 (odd) are a terrace of linked two storey red brick buildings with tiled roofs and rendered and half-timbered gable ends over forward projections. The ground floors have canted bays and timber hooded entrance porches. Nos. 23 & 25 are a similar semi-detached pair, but are slightly taller with an attic storey with windows in the gables. They both have a wide two storey square bay.
- 10.9 Nos. 27 & 29 are an unusually designed pair of semi-detached houses that would have originally been very attractive, but have both undergone some unfortunate alterations. No. 29 still retains its original clay tiled roof with decorative pierced ridge tiles and a small dormer with timber casement windows, a moulded timber cornice and pediment. Below this at first floor level is a canted oriel window. No. 27 has concrete tiles and a modern dormer, has lost its oriel window and all other windows have been altered. The houses share a prominent central diagonal chimney stack with terracotta pots in addition to a chimney stack at each end. Each house has a shaped 'Dutch gable across the outer half of its front elevation with a rendered first floor and red brick ground floor, now unfortunately painted at No. 29, and a canted bay. No. 27 retains its original attractive front entrance door and stone doorcase, the details of which have been painted out on No. 29.
- 10.10 Nos. 31 to 43 are variations of the same designs, all with gable ends except for No. 41 which now has a wide dormer in a concrete tiled roof. St Regis Close, adjoining No. 43, is a cul de sac of late 20th Century housing of no conservation interest.
- 10.11 At the bend in the alignment of Alexandra Park Road, on the western side of Windermere Road are the red brick St Andrew's Church and the adjacent church hall, both of which are local landmarks. Built in 1903 to a design by J. S. Alder, the church was gutted in World War II. The north, east and south walls were incorporated in the remodelled church by R S Morris in 1957. The church has tall pointed arched window above a curved porch on the main street elevation and a series of arched windows that run along the side elevation, clerestoried nave and shallow pitched roof. A large pointed arched doorway with a rose window above forms a focus in the side elevation. The church hall is of similar proportions to the church, but has a continuous pitched roof and a flat topped entrance porch between gabled wings. Windows are all pointed arched and the roof ridges have stone finials.
- 10.12 Nos. 51 to 65 (odd) Alexandra Park Road are a consistent red brick terrace with pitched slate roofs and contrasting plaster detailing emphasising the eaves bays and gables. They have mostly retained the original lean-to porches and have low boundary walls that define the street. The end

properties have octagonal bays with pargetted cornices and conical roofs that turn the corners onto the adjoining streets. The substantial dormer on the side of No. 51 and the mansard on the side of No. 65 are bulky and unsympathetic to the character of the properties.

- 10.13 Nos. 67 to 83 (odd) are a group of linked semi-detached properties built in the 1920s or 1930s between the junctions with Thirlmere Road and Grasmere Road. They are red brick with rendered upper floors and have hipped red tiled roofs, mostly with a half-gable within the front slope, tall chimneys and curved bays, around the corner of No. 83. They lack the Edwardian character of other properties within the conservation area.
- 10.14 On the south side of Alexandra Park Road Nos. 2 to 6 and No. 39 Muswell Avenue are two pairs of substantial houses that have highly articulated front elevations and also step progressively forward as they follow the curve of the road. They have two storeys of red brick with a third attic storey within a rendered gable end and tiled roofs. Each house has a front entrance doorway set back in a narrow right side part of the front elevation, a wider central section containing twin sashes with French windows and balcony at first floor level, and a left side forward projection beneath a gable with a ground floor canted bay.
- 10.15 Nos. 8 & 10, originally similar in detail to the adjoining terrace, now have such radically altered front elevations that they are no longer of any architectural merit. Nos. 12 to 26 (even) is a terrace of two storey red brick houses with a full height canted bay on a forward projection with a gable end. They have contrasting window sills supported on brackets and lean-to porches with decorative painted timber brackets. No. 28 on the opposite corner of Coniston Road is of the same design, but now have an additional attic storey within the raised roof space and the side section has been rebuilt with the main entrance moved to the centre of the bay window in a most unfortunate and visually detrimental way.
- 10.16 Nos. 30 & 32 are a pair of double fronted two storey houses with slate roofs. No. 30 is red brick with a central arched recessed entrance porch, left side canted bay and gable end and right side first floor balcony, while No. 32 is yellow stock brick and render with a central hooded hipped porch, left side curved bay and right side square bay. Unfortunately, part of the ground floor now has stone cladding.
- 10.17 No. 34 (St Andrew's Vicarage), at the junction with Curzon Road, was built in 1903 by J. S. Alder to accompany the church on the north side of Alexandra Park Road. It is similar in proportions to Nos. 30 & 32, but has two gable ends and canted bays on the front elevation.
- 10.18 Nos. 36 to 86 (even) is a long consistently detailed terrace of paired large two storey red brick houses with a third attic storey within a slate roof. They have a forward projection with a gable end and large ground floor canted bay. Some have arched recessed entrance porches, others have decorative timber hoods. Small dormers, porches and doors with decorative stained

glass panels are generally consistent features along the terrace. No. 86 is a double-fronted property that terminates the terrace, but has lost its gables.

Roads north of Alexandra Park Road

- 10.19 There is less consistency in the style and appearance of the properties in the roads to the north of Alexandra Park Road. However, they are generally two storeys in height and most have bays and gables on the front elevation.
- 10.20 The northern part of Muswell Avenue follows the line of an older road previously known as Weatherill Road. Its curving alignment results in changing views and properties with stepped frontages. Although the buildings have a variety of materials and styles they are of a similar height, scale and distance from the frontage, so there is a consistent sense of enclosure along the street.

Muswell Avenue

- 10.21 Along the west side, Nos. 41 to 59 (odd) form an irregular two storey late Victorian terrace constructed in pale yellow Gault brick with slate roofs, contrasting red brick and stone detailing and ground floor bays. No. 41 is a double-fronted house with a hipped roof and dormer windows to an attic storey. Nos. 43 to 53 (odd) are each three windows wide, No. 57 two windows wide and Nos. 55 & 59 have an attic storey in a gable end. To the north of this terrace the houses are a variety of semi-detached and terraced properties that are constructed in red brick with pitched slate roofs. Most have two storey projections with gables, deep contrasting stone heads and mullions and sash windows. Nos. 61, 63 & 63A were built with full width gable ends, but unfortunately No. 61 now has a parapet that detracts from the appearance of the frontage of the group. The houses have rendered upper floors and red brick and ground floor bays. Nos. 65 to 87 (odd) have mullions and recessed doorways, whereas Nos. 89 to 101 (odd) have ground floor bays and lean-to porches supported on decorative timber brackets. Nos. 101 to 109 (odd) form a similar house type, but with two storey bays with pitched roofs above.
- 10.22 The properties on the east side of Muswell Avenue are two storey semi-detached houses that step forward along the curve of the street. Their elevation treatment varies, although they are all symmetrical about the party wall, have pitched or hipped slate roofs and recessed doorways. Nos. 42 to 56 are constructed in red brick (Nos. 46, 50 & 52 now painted) and have two storey bays and sills with brackets. Nos. 42 & 44 have gables above large square bays with sashes in their flanks and deep stone heads, and an attic storey within the roof space, whereas Nos. 46 to 56 (even) have canted bays with pyramid roofs over. Nos. 58 and 60 are a slightly taller pair built in yellow Gault brick with ground floor bays and pitched roofs, each with a small gabled dormer. Nos. 62 and 64 are the same design as Nos. 81 to 89 (odd) on the other side of the avenue, but have been rendered. Nos. 66 & 68 are the same design as Nos. 46 to 56 (even) but have been rendered. Nos. 70 to 80 (even) and the detached No. 82 are all of the same large house red brick types as Nos. 42 and 44.

- 10.23 At the north end of Muswell Avenue the untidy garages and rear gardens of 37 to 75 (odd) Windermere Road detract from the character and quality of this part of the street frontage, their detrimental effect relieved in part by the mature trees along the street.
- 10.24 To the east of Muswell Avenue are Windermere Road, Grasmere Road and Thirlmere Road. These streets aligned north north-west to south south-east between Alexandra Park Road and Grosvenor Road and are characterised by small scale two storey terraced properties situated on wide tree lined streets. The properties have two storey bays with either pitched slate roofs or gables above. Each property is separated at roof level by brick upstands which together with the chimneys create a repeated pattern at roof level. The streets have a uniform appearance created by the consistency of building form, elevation treatment and roof lines. The houses are built in red brick with contrasting white painted timber windows and detailing. The front gardens are small and defined by with low boundary walls. Many of the original 'lava' brick boundary walls still exist and generally reinforce the uniformity of the frontages, although in places new walls have been constructed. Many properties retain their original sash windows and timber panelled doors with stained glass detail that add interest to the streets. However, some limited introduction of replacement doors or windows has taken place to the general detriment of the character and appearance of this part of the conservation area.

Windermere Road

- 10.25 This is a wide tree lined residential street that has a continuous sense of enclosure resulting from the small scale two storey terraces along it. Nos. 1 to 23 (odd) and Nos. 2 to 24 (even) form a uniform group of red brick houses with painted white detailing including window frames, sills and mullions. Each property has either a two storey square projection with gables over or a canted bay with a pyramid roof. The gables have painted timber barge boards and vertical timbering. Above the gables and pyramid roofs are finials and decorative ridge tiles. This group of properties has two types of distinctive white painted timber porches.
- 10.26 Nos. 25 to 75 (odd) and Nos. 26 to 48 (even) form a slightly different group of properties that have lean-to porches. The rhythm of canted bays along the street is maintained by the continuous modillion eaves cornice and pyramidal roofs. Nos. 25 to 35 (odd) have a decorative plaster apron detail under the upper floor windows. Access to the properties is slightly elevated with steps leading up to the doorways. Nos. 50 to 70 (even) are a similar house type but with arched doorways and wide doors designed with elaborate joinery and glazing to give the appearance of a pair of double doors.

Grasmere Road

- 10.27 Grasmere Road is a consistent street of small two storey terraced properties of similar house types with two storey canted bays with pyramid roofs except

for Nos. 1, 34 & 36, 37 & 39, 77 and 66, which have square bays with gables over. The houses are arranged in two long terraces with a continuous pitched slate roof, although some houses now have concrete tiled roofs. The gables above the bays have painted timber barge boards with vertical timber panelling. A continuous modillion eaves cornice extends along the entire terrace. Each property has an entrance door within an arched recessed porch and arched heads to the ground floor sash windows. The ground floors of the houses along the west side are elevated in relation to the pavement.

Thirlmere Road

- 10.28 This road also has a number of street trees and a wide appearance created by its two storey small scale properties. The properties have two storey bay windows which are arranged in alternating pairs of gables, pitched or flat roofs. These changes create a distinctive pattern at roof level that is also reflected in the detailed treatment at the elevation. The properties are constructed in red brick and have pitched slate roofs. Properties with a gable also have painted render at the first floor level. The repeated details of the sash windows, stained glass panel doors and window and door heads add interest to the elevations. On the west side of the street the property entrances are slightly elevated and access is gained via steps up to the door.
- 10.29 Nos. 1 & 3 and Nos. 2 & 4 are two pairs of larger houses that have two storey square bays with sashes in their flanks and gables above similar to some of the houses in Windermere Road. The gables have deep barge boards with an arched feature above the window. Nos. 1 & 2, at the end of each terrace, have a large prominent brick chimney stack with fluted brick detail that continues down the side elevation of the properties, and additional interest in the form of a dragon shaped finial on the apex of the gable.
- 10.30 Nos. 25 & 27 are a pair of houses that are slightly different in appearance to the remainder of the street, having two storey projections and balconies at first floor level. No. 29, probably dating from the 1920s or 1930s, has a rendered front elevation and curved bays.

Muswell Road

- 10.31 Along Muswell Road there is variety in the heights, materials, styles and details of the houses although the buildings have a consistent relationship to the street. The semi mature street trees give parts of this road a relatively leafy character during the summer months. On the north side of Muswell Road all the development is two storeys in height whereas on the south side there is a combination of two and three storeys.
- 10.32 Nos. 1 to 9 (odd), on the north side of Muswell Road, are a group of two storey late Victorian properties that are built in a yellow stock brick with contrasting red brick and stone detailing and have slate roofs with contrasting hip and ridge tiles. No. 1 Muswell Road is a double-fronted house with two large dormer windows in the front roof slope and ground floor square bays each side of a central pedimented recessed entrance porch. Nos. 3 to 9 (odd) form a terrace with a balanced, but not quite symmetrical, elevation the

end properties having large two storey canted bays surmounted by a gable end containing an additional attic storey. Nos. 11 to 21 (odd), east of Muswell Avenue, is a consistent group of two storey linked detached and semi-detached Victorian houses built in red brick with contrasting stone and pitched slate roofs. Unfortunately, the uniform appearance of the terrace has been damaged by No. 13 now having a painted elevation. They have the same Tudor-influenced window and doorcase detailing as at the adjoining No. 2 Muswell Avenue. Adjacent to them are Nos. 21A & B, a pair of 1920s or 1930s rendered two storey semi-detached houses with tiled roofs and gable ends. Their large flat roofed circular two storey bays, beyond which are the main entrances on the side elevations, are unusual features. East of the junction with Coniston Road, Nos. 23 to 39 (odd) and Nos. 41 to 79 (odd) include terraced and semi detached house types in a variety of styles. There is general consistency in heights and the use of red brick with contrasting stone and render. The repeated patterns of sash windows, gables, bays and chimneys stepping down the street and use of decorative porches give interest to the frontage. Roofs are generally pitched and covered in slate with upstands between the properties.

- 10.33 On the south side of Muswell Road the majority of properties are built in red brick with slate roofs. Nos. 2 to 8 (even) and Nos. 10 to 28 (even) are two early 20th Century terraces of similar appearance and detailing either side of the junction with Wellfield Avenue. The houses have a consistent pattern of fenestration, ground floor bays, a contrasting rendered (and in some cases pargetted) coving at eaves level and above the bay windows, hipped roofs to the ends of the terrace and large dormer windows with decorative gables on the intervening properties. The flank elevation of No. 10, facing Wellfield Road, incorporates an attractive rectangular carved stone panel with foliage, scroll-work and a central roundel containing 'AD 1901'. Nos. 30 to 38 (even) are a group of earlier three storey late Victorian properties with ground floor bays and doorcases with pilasters and pediments. Nos. 32 & 34 have rendered front elevations with prominent shaped Dutch style gables that project as architectural features high above the roof-line, the top section of which is now, unfortunately, missing from No. 34. The adjoining properties Nos. 40 to 44 (even) are part of a smaller scale two storey red brick terrace that forms a group with the properties at the north end of Methuen Park. They have two storey bays surmounted by a pyramid roof and contrasting keystones and sills supported on brackets. Rowan is a late 20th Century four storey block of flats at the junction with Methuen Park that is prominent in views along Curzon Road. Its flat roof, scale and massing is out of keeping with the adjoining development and as a result it is considered to detract from the character and appearance of this part of the conservation area. Nos. 52 to 90 (even) form a consistent two storey terrace of similar scale and appearance to Nos. 40 to 44 (even). Built in red brick with contrasting heads and sills supported on brackets, they have two storey projections with hipped roofs. This repeated house type creates a pattern of projections and fenestration along the street that is reinforced by the generally consistent front boundary walls and hedgerows.

Roads between Alexandra Park Road and Muswell Road

- 10.34 The houses are of a relatively consistent style and, although of differing designs, have common themes along their frontages include the use of red brick, deep stone heads, bay windows and pitched slate roofs with gable ends.

Muswell Avenue

- 10.35 South of Alexandra Park Road the alignment of Muswell Avenue is straight and there are some semi-mature trees. Most of the development is two storeys and set back from the pavement by small front gardens giving a generally consistent sense of enclosure. The majority of houses are constructed in red brick with slate roofs and have contrasting stone or plaster detailing and white painted sash windows. Common themes along this part of Muswell Avenue are the use of gables, bay windows and recessed doorways.
- 10.36 Along the west Nos. 1 & 3 Muswell Avenue are double-fronted detached Victorian houses with two storey bays and stone surrounds to the windows and banding that form part of a group of properties of similar style including No. 2 Muswell Avenue on the opposite side of the road. Nos. 5 & 7 are a semi-detached pair constructed from similar materials, which have two storey square bays and smaller gables. To the north of No. 7 is a U-shaped three storey flat development known as The Close. It is of a 1950s style, with a mixture of red brick, render and tall red tiled mansards and large metal casement windows. The three sides of the development surround a small central garden that extends onto the otherwise built up street frontage. No.11 is a large double-fronted Victorian property with ground floor bay windows and a pitched slate roof. Nos.13 to 17 (odd) are an adjoining terrace of three large Edwardian houses that continues the use of ground floor bays. Their elevation treatment includes projections and roof level gables within a mansard roof and pitched roof timber porches. The rhythm of gables and ground floor bays is continued along the frontage of Nos. 19 to 37 (odd), a consistent terrace that extends to the junction with Alexandra Park Road. These properties have rendered gables and a repeated pattern of timber sliding sashes with multi-paned top sections along the frontage.
- 10.37 Along the east side of Muswell Avenue No. 2, on the corner of Muswell Road, is a two storey red brick building with an attic storey in a gable end. It has a central entrance with a pedimented recessed porch, a left side ground floor canted bay and a right side two storey canted bay with stone dressings. Craigie Lea is a two storey flat roofed building with yellow stock brick ground floor with red brick dressings and painted rendered first floor. Rosedale and Camsie are a pair of two storey rendered houses from the 1920s or 1930s with slat roofs, curved two storey bays and forward projecting hipped porches. These three buildings are neutral in the street scene. Nos. 6 & 8 are a pair of brick built semi-detached houses with contrasting stone and brickwork details. They have two storey square bays with pedimented and scrolled dormers above. No. 10 is a large two storey detached property with a rendered front elevation and is currently known as Norfolk House School.

It has an attic storey with tall dormers within its slate mansard roof that continue the pattern of the gables along the street. Nos. 12 to 40 (even) form a consistent red brick terrace with pitched slate roofs and gables. The repeated gables, two storey bays and deep contrasting stone heads give a uniform appearance to this part of the frontage. This is reinforced by the generally consistent front garden walls.

Coniston Road

10.38 Coniston Road was initially laid out in the 1880s and known as Middleton Road. It is lined with street trees and there is variation in the heights, scales, and styles of the houses, although they are all two storeys and have repeated themes of ground floor bays, red brick and deep contrasting window heads. On the west side Nos. 1 to 9 (odd) were built in the 1920s or 1930s and form part of a group with Nos. 21A & 21B Muswell Road. They have rough-cast rendered elevations, hipped tiled roofs and full height curved bays. Nos. 11 to 17 (odd) are two pairs of red brick Victorian houses, Nos. 11 & 13 now rendered and painted. They have square bays, stone heads, sills and mullions, mansard roofs and dormer windows. No. 19 is a detached double-fronted red brick property that is slightly lower and has a two storey projection with a gable end and a ground floor square bay. No. 21 is narrower with a rendered frontage, but has a similar eaves level and a ground floor bay. Nos. 23 to 45 (odd) are a consistent stretch of similar double-fronted house types with pitched roofs and shallow two storey projections, deep stone heads to the windows and recessed doorways. Some have hipped roofs over their projections. The prominent dormer window on No. 25 detracts from the consistency of this part of the street. Nos. 47 to 57 (odd) echo the two storey canted bays and lean-to porches with decorative painted joinery on the opposite side of the road but have gables rather than pyramidal roofs over the bays. Adjacent to No. 57, and set slightly further back from the street, is a single storey garage building currently used for commercial car repairs that has a circular window in its gable end.

10.39 The east side of Coniston Road is generally consistent in appearance with a repeated pattern of small red brick family houses with pyramid roofs over two storey bays that are in pairs along the frontage. They have decorative timber porches between and doors and windows have deep stone heads. The front boundary walls reinforce the continuity in the development along this side of the street. Nos. 32, 50 to 56 (even) & 80 have been rebuilt, but they maintain the materials scale and form of the original terraces. The removal of the roofs from some of the bays has had a disruptive effect on the pattern of development in places along the road.

Curzon Road

10.40 Curzon Road is a wide residential street with strong consistency in the materials and detailing of the two and three storey development along it. The houses are constructed in red brick with slate roofs and have common themes of two storey square bays and gables creating a repeated pattern in the street. The houses are set back behind small front gardens with generally uniform front boundary walls, which together with some mature

street trees, define the street. Some of the front doors and windows have elaborately detailed joinery, coloured glass panels and timber porches.

10.41 On the west side, No. 1 is a substantial detached property with a two storey square projection, three sashes wide, topped by a rendered and half timbered gable containing a small window to an attic storey. It has a gabled porch supported on timber columns and braces and windows with contrasting heads, mullions and sills. The adjoining three pairs of semi-detached houses, Nos. 3 to 13 (odd), are of a similar house type that repeats the form of the projection, gable, pattern of fenestration and the contrasting stone details, but they have entrance doorways within recessed porches. Nos. 15 to 25 (odd) have consistent materials and similar details but have twin sash windows in a gabled dormer at roof level behind the square bays. Nos. 27 to 49 (odd) also have similar materials to Nos. 3 to 13 (odd), but are more elaborately detailed. They have a pediment over the central sash of the projection, above which is a circular attic storey window in a steeper gable. They also have elaborately decorative projecting bracketed and balustraded painted timber entrance porches, generally consistent decorative windows and doors that contribute to the interest of the area and a raised ground floor in relation to the street. Nos. 51 to 61 (odd) also have two storey projections and repeat the decorative timber porches, stone heads and matching doors and windows, but are slightly lower with coving at eaves level, a tile hung gable and a bay at ground floor level. No. 63 is double-fronted and of a slightly different design with a rendered first floor and gable and a first floor canted bay with a pyramid roof.

10.42 On the east side of Curzon Road, Nos. 2 to 10 (even) form a terrace of properties that have two storey projections, bays at ground floor level, windows in the gables above and a lean-to porch. The loss of some of the original front boundary walls and the replacement of the windows in Nos. 2 & 4 has had a visually detrimental effect upon the interest of these properties. No. 40 Cranbourne Road turns the corner and addresses the junction with a two storey gabled projection. Nos. 12 to 26 (even) are paired house types in a terraced form that continue the pattern of ground floor bays and two storey projections. Unlike the other houses, these have small first floor balconies above entrance porches that are supported on columns with bases and capitals. Their gables have scalloped bargeboards and smaller attic storey windows. Nos. 28 to 46 (even) are the same house types but have a lean-to porch instead of a balcony.

Cecil Road

10.43 The development of the properties in Cecil Road by a single developer, Charles Rook, has resulted in considerable consistency in the style, detailing and treatment of their frontages along the relatively steep slope down from Curzon Road to Rosebery Road. There are long views to the north-east that act as a reminder of the elevated location of Muswell Hill. The houses in this short road are constructed in red brick and have pitched slate roofs with prominent gable ends and upstands between the properties. White painted stone heads, mullions and sills provide contrast with the brickwork. All of the houses have decorative pargetted plasterwork on their gables, timber

porches, multi-paned door and window details. The repeated pattern of projections, bays and gabled forms, give a rhythm to their stepped elevations and a considerable homogeneity to the street. This is reinforced by the street trees, largely intact mature soft landscaping of the front gardens and original front garden walls. The removal of these features of interest would result in a loss of the character and quality of this street and should be resisted.

- 10.44 Of particular note is No. 33; a large double-fronted property understood to have been the builder's own house that has an exuberantly detailed elevation treatment. It has an additional attic storey with many tall gabled dormers in a steeply pitched slate roof. The eaves has a deep pargetted frieze, gables and window heads have matching carving and there are pargetted plaster panels between the first floor windows. The entrance has an elaborate painted timber porch and bays have cast iron balconies at first and second floor levels. Nos. 19A & 19B are two additional dwellings built on land at the rear that are of the same style and similar elevation treatment and are accessed through the arch between Nos. 17 & 21.

Cranbourne Road

- 10.45 The properties along Cranbourne Road lack the elaborate pargetted decoration of those in Cecil Road but still exhibit consistency in their style, form and detailing. They are constructed in red brick and have pitched slate roofs with party wall upstands. The houses are similar to those seen along Curzon Road and as a result a repeated pattern of gables above two storey projections and ground floor bay windows are seen along the street. Other consistent details are small windows in the gables, scalloped bargeboards and contrasting window heads, mullions and sills on brackets.
- 10.46 The houses on the north side of the street have lean-to porches with decorative timber and more ornate glazing bars than the houses on the south side, which have recessed doorways with contrasting heads to the openings and plain sash windows. The gap at the eastern end of the terrace on the south side of the street allows views of the plain yellow stock brick rear elevations of the properties on the west side of Rosebery Road.

Dukes Avenue

- 10.47 Dukes Avenue is a long wide road that extends in a winding route down from the town centre in the west to Alexandra Park in the east. The residential development along its southern edge forms the conservation area boundary. There is considerable variation in its horizontal and vertical alignment, which gives rise to changing views and vistas along its length. Of particular note are the long views of Alexandra Palace obtained from the brows of the hills. The roofs of the houses are prominent in views along the street and the patterns created by chimneys and gables are notable components of the character of the area.
- 10.48 Although there are a variety of different house types, development is predominantly two storeys in height and terraced. The properties are generally constructed in red brick with a pitched slate roof and have

contrasting coving, decorative plasterwork and timber work. Common themes in the houses include the use of bays and gables to provide interest along the street. Features such as circular bays with conical roofs are used to mark the junctions and turn the corners. There is a general consistency and interest in details that have been retained such as the timber doors with stained glass panels and the pattern created along the street by repeated use of window frames with upper sashes subdivided by small glazing bars.

- 10.49 Much of the development is elevated in relation to the street which increases the sense of enclosure in some areas. Front boundary walls are important elements in defining the street, although this feature has been eroded in some areas where vehicle hard-standings and frontage parking have been introduced.
- 10.50 At the western end of Dukes Avenue there is considerable consistency in the style and elevation treatment of the development. On the north side, Nos. 1 to 9 (odd) and Nos. 11 to 23 (odd) have decorative pargetted plaster coving at eaves level, porches with hipped roofs on timber brackets, and a pattern of paired gables (also with pargetting), two storey projections, ground floor bays and arched heads to the ground floor windows. In addition, Nos. 9 & 11 and Nos. 25 & 27 have pyramidal roofs forming corner features at the junctions with Wellfield Avenue and Elms Avenue. Nos. 11 to 25 (odd) have stepped elevations that follow the curve of the street, and Nos. 13 to 23 (odd) show a variation in treatment that includes chimney breasts decoratively expressed on the front elevation.
- 10.51 The less decorative yellow brick rear elevations of the houses on the east side of Elms Avenue and west side of Methuen Park are clearly visible where there is an open frontage along the end of their rear gardens when viewed from this part of Dukes Avenue. As a result, alterations and additions to these rear elevations would be prominent and could be detrimental to the character and appearance of this part of the conservation area. Nos. 33 and 40 Methuen Park, at the junction with Dukes Avenue, both have a side extension onto Dukes Avenue and a bulky three storey rear extension with a mansard roof.
- 10.52 Between Methuen Park and Grove Avenue there is greater variety in the detailing of the house types. On the north side, Nos. 29 to 33 (odd) is a two storey terrace of three houses with consistent detailing that reflects the hipped roof forms and porch details of the houses on the opposite side of Dukes Avenue. However, they differ in that they are narrower houses with interesting oriel windows on the upper floors and have semi-basements that elevate them in relation to the street and make them taller than the adjoining terrace. Nos. 35 to 51 (odd) is a two storey red brick terrace with a rough-cast rendered strip at the height of the top section of the first floor sashes, below the eaves coving and has pitched slate roofs with gable ends and shaped barge boards. The paired gables are set back in relation to the first floor canted bay, which is in turn set back from the ground floor canted bays below. This creates the appearance of the stepping back of the terrace on the upper floors. A lean-to porch with decorative timber work extends the

tiling from above the ground floor bay. Recessed sections between the porches give the impression of pairs of semi-detached houses. Towards the junction with Rosebery Avenue the terrace steps up in relation to the street, but it retains its rhythm of gables, bays and fenestration along the street. Unfortunately, No. 35 has lost much of its architectural interest as a result of the loss of its original multi-paned timber sash windows and porch to inappropriate modern replacements. No. 90 Rosebery Road at the other end of the terrace is designed to turn the corner with a two storey bay and gable. An attic floor has been provided in the roof space by raising the height of the gable on the Dukes Avenue frontage to accommodate a prominent full-width dormer window.

- 10.53 No. 125 Rosebery Road turns the corner with Dukes Avenue with a large circular bay and a tall pyramidal roof. This building forms part of the adjoining consistently designed terrace Nos. 53 to 79 (odd) Dukes Avenue, which extend to the junction with Grove Avenue. No. 79 has a similar bay and pyramidal roof at the junction with Grove Avenue. This terrace is built in red brick and has contrasting deep stone heads, mullions and white painted timber, including decorative sash windows, porches and bargeboards. The pitched main roofs and the roofs to the bay and lean-to porches are all slate. The pattern of two storey gabled projections with ground floor bays creates a rhythm along the street. The consistency of the terrace is further reinforced by the boundary walls and repeated door and window details. The dormer at no. 59 is a disruptive element that is overly prominent in the street.
- 10.54 Nos. 81 to 123 (odd), on the north side of the road east of Grove Avenue, are similar single-fronted houses that echo the pattern of bays and gables along the street. These are lower in height as a result of them being generally at grade with the road. There is, however, greater variation in the detailing of the elevations along this side. The terraces are constructed in red brick and have rendered upper floors and pitched slate roofs. All have pairs of two storey canted bays with lean-to porches with decorative timber between but have a variety of pitched and gabled roof above the bays. Some of the houses have wide half-timbered and rendered gable ends over full height splayed bays that are supported on timber brackets at each end. The terrace east of the junction with Lansdowne Road, Nos. 125 to 133 (odd), continues the scale and form of the development but the houses have a different half-timbered detailing, a smaller bay on the first floor and set back gable. The tiled roof over the porch extends across the ground floor bay. No. 135 continues the half-timbered detailing, but has a porch with a tiled roof and gable end and a first floor oriel window above.
- 10.55 On the south side of Duke Avenue Nos. 2 to 24 (even) have the same architectural details as the houses on the north side and Nos. 26 & 28 have similar architectural details to Nos. 13 to 23 (odd) opposite, with the addition of substantial porches with hipped tiled roofs supported on Tuscan columns, entablature and pedestal base. The two houses are a mirror image of each other and are located either side of the footpath to the school, which once provided access to the station.

- 10.56 Nos. 30 to 58 (even) continue the development along the south side of the street with repeated paired house types with pargetted coved eaves, two storey projections, and arched ground floor windows. These properties have half hipped roofs, rendered upper floors and porches with tiled lean-to roofs on timber brackets. The repeated fenestration and details of these houses create a rhythm and sense of continuity along the frontage.
- 10.57 Nos. 60 to 66 (even), are a terrace of four substantial properties between Methuen Park and Grove Avenue that continue the pattern of double fronted development and comprise two symmetrical pairs. No. 68 is an additional linked house with similar elevation treatment. They that are set well back at the bend in the road and are raised above the street above prominent steeply sloping gardens. They are built in red brick with pitched slate roofs and have two storey bays with gables above and decorative iron balconies supported on columns. Additional interest is given to the elevations by the contrasting coving under the eaves, deep heads to the bay windows and small circular (or arched) windows in the gables. Nos. 70 to 78 (even) comprise smaller scale single-fronted properties that terminate the view south along Rosebery Road. They are also elevated in relation to the street and continue the pattern of gables with circular windows within them. The gables align with two storey projections and ground floor bays below. The elevations have a rendered upper floor and decorative timber porches.
- 10.58 East of this terrace is a group of properties from the 1920s or 1930s, Nos. 80 to 102 (even), which extend to the entrance to Alexandra Palace Way. Most have rough-cast rendered elevations with red brick quoins, hipped tiled roofs and full height curved bay windows. Front eaves or gables project forward over the bays, supported on timber brackets. Some have porches with tiled roofs on timber supports with an oriel window at first floor level. These houses are also prominent in the street as a result of their elevation in relation to the road.
- 10.59 Between Nos. 102 & 110 is an open area containing a lock-up garage court and a group of elaborate cast iron gates and railings across the entrance to Alexandra Palace Way. This is the lowest part of Dukes Avenue, which starts to rise towards its eastern end.
- 10.60 Along the south side of the street between Grove Avenue and The Avenue there is a consistent terrace houses, Nos. 110 to 164 (even), that creates a distinctive pattern of paired projections with gable ends above. The houses have ground floor bays and are constructed in red brick with slate roofs, contrasting stone window heads, sills and white painted bargeboard, porches and windows. The ground floors are generally raised above street level with steps leading up to the front doors. Semi-mature trees line this part of the street. The enclosed porches at Nos. 124 & 126 are insensitive additions that detract from the architectural quality of the buildings and this part of the conservation area. East of this terrace, Nos. 166 to 172 (even). are another group of later 1920s or 1930s houses with rough-cast rendered elevations and curved bays.

Roads between Muswell Road and Dukes Avenue

- 10.61 These streets are aligned north-east to south-west between Muswell Road and Dukes Avenue and as a consequence the streets are generally level. They are relatively quiet residential streets although the proximity of Wellfield Avenue to the centre makes it the busiest.

Wellfield Avenue

- 10.62 Wellfield Avenue is a consistent street of large linked semi-detached properties with hipped slate roofs set back behind small front gardens. The repeated semi-detached forms and the pattern of two storey projections with gables and slate roofs above, first floor white painted timber balconies extending between them, ground floor bay windows and vertical sliding sashes with multi-paned upper parts on both floors create a distinctive rhythm along both sides of the street. The properties are red brick and have decorative pargetted plasterwork in the gables and above the first floor windows, eaves coving and lean-to porches supported on decorative columns on top of low walls. Frontage parking has been introduced within the gardens of a number of properties which disrupts the separation of private garden from public footpath created by the low front boundary walls. There are a number of semi-mature trees within the street, which filter views of the properties in the summer months. The lock-up garage at the rear of No. 10 Muswell Road intrudes on the otherwise uniform appearance of the street frontage.

Elms Avenue

- 10.63 The houses along Elms Avenue are smaller than those along Wellfield Avenue. Those on the west side of the street are semi-detached houses whereas those on the east side are mainly terraced. All of the houses are built in red brick and most have hipped slate roofs with upstands between the properties. There are some semi-mature trees along the street and the houses have a combination of low boundary walls and hedgerows along their front boundaries.
- 10.64 The semi-detached houses maintain a consistent eaves line along the street. In addition to the central chimney stacks some houses have chimney breasts on their front elevations. Some houses have stepped gabled flank walls, central two storey bays with a projecting square window at ground level with a distinctive central arched feature and hipped roof porches supported on columns.
- 10.65 The terraced houses have a generally uniform elevation treatment with a rendered band below eaves level, ground floor bays and a wide hipped roof porch supported on timber columns. The arched spandrels between the columns echo the ground floor window details opposite. At roof level the central houses within the terraces have decorative dormers with a central arched opening and a pediment over. Other features are the ground floor bays with tiled hipped roofs and projecting windows. No. 40 is a later

replacement building of consistent height and materials but with simpler Art Deco style elevation treatment including metal Crittall window frames with a horizontal emphasis in the glazing bars.

Methuen Park

- 10.66 There are mature pollarded street trees lining both sides of Methuen Park, which give a more landscape dominated character to this street during the summer months. There is a view to Alexandra Palace close to the junction with Donovan Avenue. The houses are generally terraced with pitched or hipped slate roofs. The properties on the west side are elevated in relation to the street. This has led to the creation of lower ground floor garages at some. No. 2 is the end house of the terrace that turns the corner from Muswell Road and has a two storey square bay with hipped roof and main entrance door on the Methuen Park frontage. Although there is a range of different house types along Methuen Park the repeated forms of two storey bays and projections, as well as consistent storey heights, give an informal rhythm to much of the frontage.
- 10.67 On the west side, Nos. 4 to 10 (even) are red brick and have full height canted bays with pyramidal roofs above and contrasting keystone and bracket detailing. The large modern sheer-faced dormer at No. 8 is poorly designed and overly prominent, detracting from the streetscape. Nos. 12 to 24 (even) have hipped roofs over square bays and are larger house types with first floor balconies. No. 24 has an unsympathetic side extension. No. 26 has an attractive first floor oriel window with a pyramidal roof in front of a gable. Nos. 28 to 40 (even) have square windows projecting from the two storey bay with gable features to Nos. 28, 30, 36 & 38. The properties on the east side have repeated themes of ground floor bays and a paired gables and porches supported on decorative timber brackets. Nos. 23 to 31 (odd) are linked semi-detached houses with a square ground floor projection with an oriel window above, whereas Nos. 1 to 21 (odd) form a consistent terrace with paired, two storey projections, each with an ornamented pargetted plastered gable and scalloped bargeboards above and a ground floor canted bay.

Donovan Avenue

- 10.68 There is more variety in the style and detailing of the properties along Donovan Avenue. Despite the difference in the house types, however, there is consistency in the use of red brick, the pitched slate roofs with upstands and chimney stacks between the properties and the pattern of two storey projections, gables or bays along the front elevations. The generally continuous front boundary of low garden walls is a unifying element in the street.
- 10.69 At the western end of the north side of the road are Donovan Court and Nos. 1A & B, a group of late 20th Century properties of no conservation interest. Nos. 3 to 13 (odd) are three pairs of two storey red brick semi-detached houses with large full height canted bays with pyramidal roofs over them and contrasting heads to the windows. Nos. 1 & 3 and 11 & 13 all have unusually designed projecting arched timber porches. Nos. 19 to 47 (odd)

form a consistent group that have paired two storey canted bays with either pyramidal roofs or gables over them depending on their location in the terrace. The upper floors are part rendered, the window heads are arched and there are distinctive tiled lean-to porches between the bays. In between these terraces are two incompatible buildings. No. 15 is a tall late 20th Century three storey building with a gable end, rendered upper floors and expressed brick chimney breasts on the flank elevation. Its gabled form and the sloping ground mean that it does not significantly disturb the frontage in views along the street and as a result is a neutral element in the streetscene. However, No. 17, a single storey block of lock-up garages with a steeply sloping tiled gambrel roof disrupts the scale and pattern of the street.

- 10.70 On the south side of Donovan Avenue the style of the properties is more consistent with a repeated double fronted house type stepping up the street. They have a two storey gabled projection with a ground floor bay, a central doorway and a balcony at first floor level above a projecting ground floor section and porch. The porches have decorative timber supports and there is consistency in the pattern of the window frames and the doors along the street.

Palace Court Gardens

- 10.71 Palace Court Gardens is a cul-de sac of consistent two storey semi-detached houses with hipped tiled roofs that were built on a former tennis court during the 1920s or early 1930s. They are built in a red-brown brick and have a rough-cast render on the first floor and flank elevations, brick quoins and tall chimney stacks, full height curved bays with an oversailing gable above, main entrance doors within recessed arched porches with oriel windows above.

Rosebery Road

- 10.72 This is a long wide street that has a consistent frontage of two storey terraced family houses that are built in red brick and have pitched slate roofs and upstands and chimneys at the party walls. They have repeated patterns of bays, sash windows with multi-paned upper sections, lean-to porches and gables mostly with decorative pargetted plasterwork that lend consistency to the street. They have consistently designed window, porch and door details, which add to the particular interest of this part of the conservation area. The consistency of the front boundary walls and the timber front gates is also important in unifying the frontage. Along the west side of the road the terraces are broken by the roads leading to the west.
- 10.73 Nos. 4 to 10 (even) and No. 14 are single-fronted house types with a rendered upper floor, two storey bays below a gable end stepping in on the upper floor with a tiled roof to the ground floor bay projection and porch. Each of the gables has a different pargetted design and decorative bargeboards. No. 12 is a similar house type that turns the corner onto Cecil Road. It has a two storey square projection with ground floor bay and a decorative gabled and pargetted dormer window above. Nos. 16 to 36 (even) and Nos. 38 to 58 (even) are single-fronted houses at a slightly higher level than the street. They have a two storey projection with a gable above

and ground floor bay window. They have an attic storey with a small window in the gable and deep heads to the windows. Nos. 1 to 63 (odd) on the eastern side are pairs of similar house types with shared details. Nos. 65 to 91 (odd) are of a different single-fronted house type that has two storey canted bays with a slate pyramidal roof over the bay. These properties repeat the deep heads to the windows that are evident on the opposite side of the street and have consistent lean-to porches. Nos. 93 & 95 are the same house type except they have gables above the bays. Nos. 97 to 133 (odd) are double fronted house types with a two storey projection with a gable above and a bay below that have consistent detailing of the porches, windows and doors. Between Muswell Road and Donovan Avenue there is a row of lock-up garages on the frontage beyond which there are views of the rear elevations of the nearby properties on the south side of Muswell Road and the north side of Donovan Avenue. The trees in the rear gardens provide some partial screening of these views. Nos. 26 & 47 Donovan Avenue are of different designs but both turn the corners and address the frontages to both streets. Nos. 62 to 86 (even) are of the same house type as Nos. 4 to 10 (even) at the other end of the street. No. 88 has the same detailing but is a double-fronted version. No. 80 Rosebery Road has a corner octagonal bay with a gabled roof that signals the junction with Palace Court Gardens. At the southern end of Rosebery Road, there is a view east across the plain rear elevations of Nos. 53 to 79 (odd) Dukes Avenue of Alexandra Palace in the distance.

Parkham Way

- 10.74 Opposite the entrance to Palace Court Gardens, between Nos. 121 & 123 Rosebery Road, is a public footpath and a narrow access road leading to lock-up garages and to Grove Avenue. There is no development of conservation interest in this area, but it provides a view of Alexandra Palace.

Grove Avenue

- 10.75 Grove Avenue is a relatively quiet wide residential street with some street trees. It has considerable consistency in the style and house types within the southern end of the street. This gives rise to continuity in the height of the development, the materials and the repeated forms of gables, projections, bays and porches. The semi-detached or terraced houses have hipped roofs and decorative ridge tiles and a repeated pattern of upstands and chimney stacks between the houses. Nos. 2 to 16 (even) and Nos. 1 to 15 (odd) are built in red brick with slate roofs and have a rendered strip below a band of coving at eaves level. They have two storey projections with decorative pargetted plasterwork in the gables above. The small ground floor canted bays below have a tiled roof that extends across the decorative white painted timber lean-to porches. No. 2 is a double-fronted house with an additional full height canted bay with a pyramidal roof.
- 10.76 Nos. 18 to 28 (even) are similar semi-detached house types with tiled roofs that have rough-cast rendered upper floors and gables, circular bays and oriel windows over the doors. These houses form a group with Nos. 17 to 31 (odd) on the opposite side of the road.

Lansdowne Road

- 10.77 Nos. 1 to 15 (odd) and Nos. 2 to 14 (even) Lansdowne Road form two consistent terraces at the southern end of the road. These two storey terraces are built in red brick, have rough-cast rendered upper floors, tiled roofs with decorative ridge tiles and gable ends with half-timber details. The repeated forms of the gables above the wide bays, the lean-to porches and the oriel windows above the doors give uniformity to the frontage that is repeated at roof level in the pattern of upstands and chimney stacks. The properties on the east side of the road are elevated in relation to the street and as a consequence appear taller. The original front boundary walls are largely intact and are a further unifying element in the street.

The Avenue

- 10.78 The Avenue was built as the main processional way south east to Alexandra Palace with the original park entrance gates at the junction with Alexandra Park Road. The parkland either side of the road was later sold for development. Alexandra Palace is within the adjacent Alexandra Palace and Park Conservation Area (No. 13) which gives a landscape edge to the south east part of the street.
- 10.79 The houses along the frontage have repeated patterns of detailing and forms lending homogeneity to the street. The continuous low front boundary walls give further uniformity to the frontage.
- 10.80 Nos. 1 to 31 (odd) are a consistent terrace of two storey properties overlooking the park. They are constructed in red brick and have a slate roof that is hipped at the Dukes Avenue end. Upstands at the party wall and the associated chimney stacks create a pattern along the street at roof level. The elevations have two storey canted bays with either a pyramidal roof or a gable over them, depending on their location within the terrace. The ground floor windows have cambered heads and the entrance doors have a small stone hood with brackets and pediment aligning with a moulded string course at first floor level. Nos. 33 to 43 (odd) are a later two storey terrace that is set slightly lower than the road. The houses have tiled roofs with prominent chimney stacks and projecting gables. The first floor elevations are rough-cast rendered with an oriel window above a curved ground floor bay and a projecting painted timber porch with a tiled hipped roof. Nos. 2 to 8 (even) are two pairs of semi-detached houses have similar materials and detailing including similar moulded string course integrated with the curved bracketed hood over the entrance door. Nos. 6 & 8 have gables above the two storey bays containing a small window to an attic storey.

11. PLANNING POLICY FRAMEWORK

National

- 11.1 The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that: -
- "It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."*
- 11.2 This intention has been reinforced by English Heritage in their document "Conservation Area Practice" and in their latest consultative guidance documents produced for the DCMS, ODPM & PAS in February 2006, "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". These bring up to date the required approach to conservation areas in line with the legislative and planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area that cannot by themselves be an SPD. After consultation and revision this Appraisal will be presented to the Council's Planning Applications Sub-Committee for formal adoption.
- 11.3 A new three-part heritage "Best Value Performance Indicator" (BV219) issued by the ODPM on 28 February 2005 to monitor local authorities' performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.

11.4 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.

11.5 The involvement of the public in deciding what (in the historic environment) is valuable and why has become increasingly important, especially in the wake of "Power of Place", a report produced by a 20-strong steering group representing a wide range of interests lead by English Heritage in December 2000. In response to this, English Heritage are now in the process of updating their guidance to take onboard new approaches to identifying and sustaining the values of place in line with the Government's heritage protection reform proposals that are likely to lead to legislative changes involving the establishment of a single integrated 'Register of Historic Sites and Buildings of England'. Clear direction and advice will be essential to amplify and reinforce PPG15 & PPG16. As a result they have produced a document "Conservation Principles: Consultation Draft" requesting responses by 21 March 2006. Its primary aim is:-

"to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application."

"a place is any part of the historic environment that people perceive as having particular identity or distinctiveness. ...an understanding of the values a place has, ...should be seen as the basis of sound decisions about its future. ...However, decisions about change do need to be informed by a clear appreciation of the risks posed to the values of the place concerned, both now and as they may be perceived by future generations."

"We must always recognise that change offers the potential not only to protect the existing values of places, but also to enhance and add to them. It is the means by which each generation aspires to create an even richer historic environment than the one it inherited, one that will in its own turn be valued by the generations to whom it is bequeathed."

"sustaining cultural values in the historic environment involves not only avoiding harm to what is currently valued, but also adding that which may be valued in the future."

Regional

11.6 The Mayor of London's "London Plan: Spatial Development Strategy for Greater London" forms part of the statutory plan for the Borough. It contains a range of policies relating to 'Built heritage and views', 'Biodiversity and natural heritage', 'Built heritage', 'Design' and 'Canals and river navigations' all of which have relevance to conservation areas.

11.7 Policy 4B.10 'London's built heritage' confirms that:-

“The Mayor will work with strategic partners to protect and enhance London’s historic environment.

UDP policies should seek to maintain and increase the contribution of the built heritage to London’s environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London’s people while allowing for London to accommodate growth in a sustainable manner.”

11.8 Policy 4B.11 ‘Heritage conservation’ recommends:-

“Boroughs should

- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, and that policies recognise the multi-cultural nature of heritage issues*
- *identify areas, spaces and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment.”*

11.9 Policy 4B.12 ‘Historic conservation-led regeneration’ emphasises that:-

“The Mayor will, and boroughs should, support schemes that make use of historic assets and stimulate environmental, economic and community regeneration where they:

- *bring redundant or under-used buildings and spaces into appropriate use*
- *secure the repair and re-use of Buildings at Risk*
- *help to improve local economies and community cohesion*
- *fit in with wider regeneration objectives*
- *promote inclusiveness in their design.”*

11.10 Policy 4B.14 ‘Archaeology’ states that:-

“The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London’s archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area.” (PPG16)

11.11 Policy 4B.15 ‘London View Protection Framework’ contains strategically important views, of which London Panorama I (from Alexandra Palace to central London) Landmark Viewing Corridor centred on St Paul’s Cathedral, passes through the western part of the Borough.

“The Mayor will keep the list of designated views under review.”

11.12 Policy 4C.3 ‘The natural value of the Blue Ribbon Network’ has relevance to the Borough through the River Lee Navigation and Moselle Brook.

“The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:

- resisting development that results in a net loss of biodiversity*
- designing new waterside developments in ways that increase habitat value*
- allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London’s world city status*
- taking opportunities to open culverts and naturalise river channels*

11.13 Policy 4C.10 ‘Historic environment’ stresses that:-

“The Mayor will, and boroughs should, give careful consideration to the relationship between new development and the historic environment, including listed buildings and archaeological areas. The tidal foreshore is an area of particular importance. Development should also respect waterway heritage including important structures, such as cranes and other waterway infrastructure.”

11.14 Policy 4C.11 ‘Conservation areas’ states that:-

“Boroughs, in conjunction with the Mayor, English Heritage and neighbouring local planning authorities, should develop a consistent approach to the delineation of Conservation Areas and the relationship of boundaries to water spaces.”

11.15 Policy 4C.20 ‘Design – starting from the water’ emphasises that:-

“The Mayor will, and boroughs should, seek a high quality of design for all waterside developments. All development, including intensive or tall buildings, should reflect local character, meet general principles of good urban design and improve the quality of the built environment.

In addition, development should integrate successfully with the water space in terms of use, appearance and physical impact and should in particular:

- include a mix of uses appropriate to the water space, including public uses and open spaces, to ensure an inclusive accessible and active waterside and ground level frontage*
- integrate into the public realm, especially in relation to walking and cycling routes and borough open space strategies. Public art will often be appropriate in such locations as well as clear signage, information and lighting to promote the use of waterside spaces by all*
- incorporate built form that has a human scale of interaction with the street, public spaces and waterside and integrates with existing communities and places*
- recognise the opportunity to provide landmarks that are of cultural and social significance along the waterways, providing orientation points and pleasing views without causing undue harm to the cohesiveness of the water’s edge*
- relate successfully in terms of scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the River Prospects or other locally identified views. Such juxtaposition of buildings should*

take into account river meanders and the impact these can have on how buildings may be seen together

- *incorporate sustainable design and construction techniques, in particular a precautionary approach to flood risk.”*

11.16 Policy 4C.28 ‘Development adjacent to canals’ points out that:-
“The Mayor will, and boroughs should, expect development adjacent to canals to respect the particular character of the canal. For strategic referrals the Mayor will require a design statement to cover the site and its context. In particular, opportunities should be taken to improve the biodiversity value of canals.”

Local

11.17 Haringey’s Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to ‘Strategy’; ‘Development and Urban Design’ and ‘Conservation’. “Both the conservation of the built environment, (in terms of preserving cultural heritage and insuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people’s quality of life) are seen as integral components of sustainable development.”

11.18 Policy G1: Environment:-
“Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources.”

11.19 Policy G2: Development and Urban Design:-
“Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment.”

11.20 Policy G10: Conservation:-
“Development should respect and enhance Haringey’s built heritage in all its forms.”

11.21 POLICY UD4: Quality Design:-
“Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:

- a) urban grain and enclosure;*
- b) building lines;*
- c) form, rhythm and massing;*

- d) *layout;*
- e) *height and scale;*
- f) *landform, soft and hard landscape, trees and biodiversity;*
- g) *fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);*
- h) *architectural style, detailing and materials;*
- i) *historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas;*
- j) *living frontages and public realm;*
- k) *any identified local views;*
- l) *designing out crime and fear of crime (including designing out graffiti, where feasible);*
- m) *walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot.”*

11.22 Policy CSV1: Development in Conservation Areas:-

“The Council will require that proposals affecting Conservation Areas:

- a) *preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;*
- b) *recognise and respect the character and appearance of Conservation Areas;*
- c) *protect the special interest of buildings of architectural or historic interest.*

11.23 Policy CSV2: Listed Buildings:-

“There is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:

- a) *preserve or enhance the historic character and qualities of the buildings;*
- b) *recognise and respect the character and appearance of listed buildings;*
- c) *protect the special interest of buildings of architectural or historic interest;*
- d) *do not adversely affect the setting of listed buildings;*
- e) *retain the original use of a listed building wherever possible.*

11.24 Policy CSV3: Locally Listed Buildings & Designated Sites of Industrial Heritage Interest:-

“The Council will maintain a local list of buildings of architectural or historic interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.”

11.25 Policy CSV4: Alterations & Extensions to Listed Buildings:-

“The Council will require that alterations or extensions to listed buildings:

- a) *are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
- b) *relate sensitively to the original building;*
- c) *do not adversely affect the setting of a listed building.”*

- 11.26 Policy CSV5: Alterations & Extensions in Conservation Areas:-
“The Council will require that alterations or extensions to buildings in Conservation Areas:
a) *preserve or enhance the character of the Conservation Area;*
b) *retain or reinstate characteristic features such as doors, windows or materials of buildings.*
- 11.27 Policy CSV6: Demolition of Listed Buildings:-
“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”
- 11.28 Policy CSV7: Demolition in Conservation Areas:-
“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”
- 11.29 Policy CSV8: Archaeology:-
“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:
a) *applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;*
b) *development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.*

The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”

Supplementary

- 11.30 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.
- 11.31 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-

“It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.

But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.

Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.

Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant ‘improvements’ such as plastic windows or stone cladding may destroy a building’s historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.

Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.

Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.

We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”

12. AUDIT**Introduction**

- 12.1 An audit of the fabric of the Muswell Hill Conservation Area has been undertaken to identify listed buildings, local listed buildings of merit, unlisted buildings that make a positive contribution to the character and appearance of the conservation area, shopfronts of merit, and elements of streetscape interest. In addition, elements that detract from its character and appearance have been identified.

12.2 STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
Dukes Avenue Baptist Church	11.09.03	II
Firs Avenue No. 1 (Stable block to Birchwood Mansions)	28.05.87	II
Fortis Green The Gables	11.09.03	II
Fortis Green Road Nos. 123 to 169 (Birchwood Mansions) No. 171 (St James Church Hall)	28.05.87 11.09.03	II II
Muswell Hill Broadway Former United Reformed Church	06.07.76	II
Muswell Hill Road Church of St James Odeon Cinema Nos. 107 to 123 (odd)	10.05.74 06.03.84 19.09.97	II II* II
Queens Avenue Muswell Hill Public Library Cattle trough	07.02.94 17.10.95	II II
St James's Lane Vicarage of St James's Church	10.08.04	II

12.3	LOCAL LIST OF BUILDINGS OF MERIT	Date First Listed
Address		
Colney Hatch Lane		
Nos. 3 to 7 (odd)		29.03.73
Coppetts Road		
Nos. 2 to 12 (even)		27.01.97
Fortis Green		
Fairport		01.09.76
Woodside Cottages (Nos. 1 to 4 consec.)		27.01.97
Muswell Hill Broadway		
Nos. 26 to 30 (even)		27.01.97
Nos. 86 & 88 (Midland Bank)		01.09.76
Nos. 258 & 260 (United Dairies)		01.09.76
Nos. 396 to 402 (even)		01.09.76
Page's Lane		
Nos. 1 to 11 (odd)		27.01.97
Nos. 1 to 5 (consec.) Victoria Cottages		01.09.76
Whitehall Lodge		01.09.76
North Bank (now part of Methodist Church)		01.09.76
Queens Avenue		
Nos. 41 to 57 (odd)		01.09.76
Nos. 42 to 58 (even)		01.09.76
Nos. 1 to 7 (consec.) Queens Mansions, including Nos. 224 to 230 (even) Fortis Green Road		27.01.97
Tetherdown		
Nos. 2 to 12 (even)		27.01.97
Tetherdown Hall & cottages to the rear		11.06.73
Woodside Avenue		
Woodside Hospital (St Luke's) Leawood, Roseneath, central hospital block & Norton Lees		01.09.76

POSITIVE CONTRIBUTION BUILDINGS

- 12.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Muswell Hill Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006.

Alexandra Park Road

Nos. 13 to 43 (odd)
 St Andrew's Church and Hall
 Nos. 51 to 65 (odd)
 Nos. 2 to 6 (even)
 Nos. 12 to 26 (even)
 Nos. 30 & 32
 St Andrew's Vicarage
 Nos. 36 to 86 (even)

Birchwood Avenue

Nos. 2 to 36 (even)
 Nos. 3 to 39 (odd)

Cecil Road

Nos. 1 to 33 (odd)
 Nos. 2 to 52 (even)

Church Crescent

Nos. 1 to 47 (odd)
 Nos. 2 to 26 (even)
 Nos. 30 to 68 (even)
 Nos. 69 to 76 (consecutive)
 No.77 (Friends Meeting House)

Collingwood Avenue

Nos. 1 to 75 (odd)
 Nos. 2 to 28 (even)
 Nos. 32 to 52 (even)

Colney Hatch Lane

Our Lady of Muswell RC Church
 Nos. 4 to 12 (even)
 Nos. 20 to 38 (even)

Coniston Road

Nos. 11 to 19 (odd)
 Nos. 23 to 55 (odd)

Nos. 2 to 30 (even)
Nos. 34 to 48 (even)
Nos. 58 to 78 (even)
Nos. 82 to 90 (even)

Coppetts Road

Nos. 1 to 7 (odd)

Cranbourne Road

Nos. 1 to 31 (odd)
Nos. 2 to 38 (even)

Curzon Road

Nos. 1 to 53 (odd)
Nos. 57 to 63 (odd)
Nos. 2 to 46 (even)

Donovan Avenue

Nos. 1 to 13 (odd)
Nos. 19 to 47 (odd)
Nos. 2 to 24 (even)

Dukes Avenue

Nos. 1 to 33 (odd)
Nos. 37 to 135 (odd)
Nos. 2 to 78 (even)
Nos. 110 to 164 (even)

Elms Avenue

Nos. 1 to 23 (odd)
Nos. 2 to 38 (even)

Firs Avenue

No. 2
Nos. 8 to 20 (even)
Nos. 3 to 27 (odd)

Fortis Green

Nos. 1 to 6 (consec) Midhurst Parade & Mansions
Nos. 1 to 18 (consec) Leaside Mansions
Nos. 1 to 7 (consec) Firemen's Cottages

Fortis Green Road

Nos. 11 to 121 (odd)
Nos. 2 to 12 (even)
Nos. 22 to 120 (even)
Nos. 124 to 222 (even)

Fortismere Avenue

Nos. 1 to 27 (odd)

Nos. 37 to 47 (odd)
Nos. 4 to 48 (even)

Grand Avenue

Nos. 1 to 6 (consecutive)
Nos. 7 to 67 (odd)
Nos. 10 to 28 (even)
Nos. 34 to 44 (even)
Nos. 50 to 60 (even)
Tetherdown Primary School

Grasmere Road

Nos. 1 to 69 (odd)
Nos. 2 to 66 (even)

Grove Avenue

Nos. 1 to 31 (odd)
Nos. 2 to 28 (even)

Hillfield Park

Nos. 1 to 35 (odd)
Nos. 39 to 75 (odd)
Nos. 2 to 50 (even)

Kings Avenue

Nos. 1 to 51 (odd)
Nos. 2 to 36 (even)

Lansdowne Road

Nos. 1 to 15 (odd)
Nos. 2 to 14 (even)

Leaside Avenue

Nos. 1 to 47 (odd)
Nos. 2 to 24 (even)
Nos. 38 to 48 (even)

Methuen Park

Nos. 1 to 33 (odd)
Nos. 2 to 40 (even)

Muswell Avenue

Nos. 1 to 7 (odd)
Nos. 11 to 39 (odd)
Nos. 41 to 63 (odd) & 63A
Nos. 65 to 109 (odd)
Nos. 2 & 6 to 40 (even)
Nos. 42 to 82 (even)

Muswell Hill

No. 56 (former Green Man Public House)

Muswell Hill Broadway

Nos. 1 to 89 (odd)

Nos. 91 to 333 (odd)

Nos. 335 to 353 (odd)

Nos. 2 to 24 (even)

Nos. 32 to 84 (even)

Nos. 90 to 118 (even)

Nos. 124 & 126

Nos. 140 & 142

Nos. 144 to 256 (even)

No. 262

Public Conveniences in traffic roundabout

Nos. 266 & 268 (former Old Post Office)

Nos. 270 to 314 (even)

Nos. 316 to 394 (even)

Nos. 404 to 410 (even)

Nos. 414 to 418 (even)

Nos. 422 to 522 (even)

Muswell Hill Road

Nos. 73 to 97 (odd)

Nos. 103 & 105

Nos. 160 to 208 (even)

St James's Church Hall

Muswell Road

Nos. 1 to 21 (odd)

Nos. 23 to 51 (odd)

Nos. 57 to 79 (odd)

Nos. 2 to 44 (even)

Nos. 52 to 90 (even)

Page's Lane

Nos. 13 to 27 (odd)

Nos. 2 to 14 (even)

St Martin's Terrace (former St Martin's Convent)

No. 28 (former stables to North Bank)

Princes Avenue

Nos. 1 to 10 (consecutive) Old Chapel Place (former church hall)

Nos. 1 to 19 (odd)

No. 23

Former Club, at the junction with Avenue Mews

Nos. 2 to 38 (even)

Queens Avenue

Nos. 1 to 39 (odd)

Nos. 2 to 16 (even)

Nos. 24 to 40 (even)

Rosebery Road

Nos. 1 to 135 (odd)

Nos. 4 to 90 (even)

St James's Lane

Nos. 1 to 55 (odd)

Tetherdown

Nos. 1 to 7 (odd) 5A & 7A

Nos. 15 to 27 (odd)

No. 29 (former Adult Education Centre)

No. 31 (Muswell Hill Synagogue)

Nos. 33 to 53 (odd)

Nos. 59 to 67 (odd)

Muswell Hill United Reformed Church

Nos. 14 to 48 (even)

Nos. 50 to 86 (even)

The Avenue

Nos. 1 to 47 (odd)

Nos. 2 to 8 (even)

Thirlmere Road

Nos. 1 to 27 (odd)

Nos. 2 to 32 (even)

Twyford Avenue

Nos. 63 to 75 (odd)

Nos. 74 to 86 (even)

Wellfield Avenue

Nos. 1 to 19 (odd)

Nos. 2 to 20 (even)

Windermere Road

Nos. 1 to 75 (odd)

Nos. 2 to 30 (even)

Nos. 34 to 70 (even)

Woodberry Crescent

Nos. 1 to 61 (odd);

Nos. 2 to 30 (even)

SHOPFRONTS OF MERIT

12.5 Within the Muswell Hill Conservation Area there are a number of shop frontages that are of townscape merit.

Fortis Green

Nos. 3 & 4 Midhurst Parade

Fortis Green Road

Nos. 2 & 4

Nos. 40 to 46 (even)

No. 56

Nos. 124 & 126

No. 164

Nos. 176 & 178

Nos. 192 to 198 (even)

No. 222

No. 228

No. 13

No. 27

No. 33

No. 55

Nos. 79 & 81

No. 107

Muswell Hill Broadway

Nos. 316 (Mulberry) & 330 (G. M. Blyth)

No. 500 (Keats)

ELEMENTS OF STREETScape INTEREST

12.6 The character and the appearance of the Muswell Hill Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and planting and mature trees contribute greatly to the area's quality, character and appearance. Most of the streets within the conservation area contain granite kerbs and gutters, and many are tree lined and have front gardens with semi-mature and mature trees.

Alexandra Park Road

Post box

Avenue Mews

Granite setts at entrance

Birchwood Avenue

Lamp standards

Church Crescent

Lamp standards

Collingwood Avenue

Lamp standards

Coppetts Road

Lamp standards

Donovan Avenue

Lamp standards

Dukes Avenue

Lamp standards; Post box

Firs Avenue

Granite setts at entrances to Fortis Green Road and Grand Avenue
Timber 'Firs Avenue' street sign

Grand Avenue

Lamp standards; Post box (GR)

Hillfield Park

Lamp standards; Old street sign; 1900 plaque on No.35

Kings Avenue

Lamp standards

Methuen Park

Lamp standards

Muswell Avenue

Lamp standards

Muswell Road

Lamp standards; Edward VII Post box; Pavement cover dated 1884

Muswell Hill Broadway

Cast iron bollards at junction; Edward VII Post box;
Clock outside No. 71; 1887 fire hydrant cover outside WCs

Page's Lane

Large mature tree outside Chester House

Queens Avenue

Statutory listed Cattle Trough

St James's Lane

Lamp standards; Edward VII Post box

Summerland Gardens

Cobbled granite crossover; Edward VII Post box

Tetherdown

Lamp standards; Cast Iron Vent Pipe outside No.61; Edward VII Post box

Wellfield Avenue

Lamp standards

Woodland Crescent

Granite crossover; Lamp standards

12.7 A Community Street Audit of Muswell Hill was carried out during October 2006 by local residents as part of Living Streets, Haringey. It considered the environment from the point of pedestrians with regard to the following:

- Footway surfaces and obstructions;
- Facilities and signage;
- Maintenance and enforcement;
- Crossing points;
- Road layout and space allocation;
- Aesthetics;
- Traffic

These issues will be considered in a separate report to Committee following the adoption of this Appraisal.

DETRACTORS

- 12.7 Inevitably there are buildings that detract from the character and appearance of the Muswell Hill Conservation Area. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area.

Cranbourne Road

Lock up garages adjoining No. 2

Dukes Avenue

Side extension to No. 40 Methuen Park

Elms Avenue

Lock up garages at rear of No. 25 Dukes Avenue

Fortis Green

Clinic and open area on street frontage
No. 170 (Charles Clore House)

Fortis Green Road

Nos. 14 to 20 (even) 'Sainsbury's Central'
Open area at the rear of Odeon Cinema

Hillfield Park

Side extension to No. 37

Methuen Park

Garages on street frontage between Rowan and Donovan Court
Lock up garages in front of No. 32 and Nos. 36 & 38
Side extension to No. 24

Muswell Avenue

The Close
Lock up garages at the rear of Nos. 37 to 75 (odd) Windermere Road

Muswell Hill

No. 77

Muswell Road

Rowan (Nos. 1 to 13)

Page's Lane

Chester House

Princes Avenue

Front extension to No.38

Queens Avenue

Canopy on the front entrance of No. 10

Rosebery Road

Lock up garage at the rear of No 47 Donovan Avenue

Summerland Gardens

Muswell Hill Centre

North London Squash Rackets Club

Nos. 2 to 12 Summerland Gardens

Lock up garages

Wellfield Avenue

Lock up garage at the rear of No. 10 Muswell Road

Woodside Avenue

St Luke's Hospital, Simmons House reception building

13. CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT

Design Considerations

- 13.1 The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Muswell Hill Conservation Area. The use of good external materials, in particular good quality facing brickwork, is of the greatest importance. The Council encourages good quality development, including the provision of affordable housing, but in all such proposals design and conservation considerations must be primary parameters from the outset. This objective can be achieved effectively by the combined work and commitment of the Council's Development Control and Design and Conservation Teams.

Traffic Management

- 13.2 The retail and commercial core of the conservation area concentrated on Muswell Hill Broadway is affected by the high intensity of both public and private transport and of service vehicle traffic that passes through it from all directions. This, together with the high volume of pedestrian traffic movements between the Broadway facilities, has a crucial influence on the area's character and appearance.
- 13.3 The location of the bus parking area within the central island of one of the main junctions of the Broadway has a visual and physical impact on the character and appearance of this part of the conservation area that should be addressed. Any review of the traffic strategy for the area must seek to protect the quality of the historic environment, re-establish an integrated form of townscape on the Broadway, and enhance the character and appearance of the Muswell Hill Conservation Area.

Streetscape and Public Realm Improvements

- 13.4 Muswell Hill has a fairly uniform and intact historic area with a rich, historic fabric at its core. However, some of its streetscape is cluttered and lacking in consistency or co-ordination. Many areas contain a jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a mix of paving made up of tarmac areas or broken and uneven paving. Further investment in the public realm would be desirable.
- 13.5 *"Investment in the public realm is a key to the regeneration of many run-down areas by restoring confidence in their economic future, attracting inward investment and restoring civic pride. Environmental improvements which are well-designed can help to nurture this local distinctiveness and revitalise local communities."* (Streets For All: A Guide to the Management of London's Streets).
- 13.6 Haringey Council has recently produced a Streetscape Manual which helps to set out its vision for the Borough's conservation areas. This vision focuses on the reduction of clutter and provision of attractive and robust street furniture. The Design and Conservation Team will seek to work with the Highways Team and TfL to pursue this objective.

14. DEVELOPMENT CONTROL ISSUES

14.1 The potential future pressures for development that can diminish and harm the character and appearance of the Muswell Hill Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

Shopfronts

14.2 Many of the original shopfronts have been lost from the retail and commercial shopping parades in Muswell Hill. However, they have retained a large proportion of their original shop surrounds with all or most of their traditional elements intact. These comprise two pilasters with capitals and corbel brackets, between which is an entablature made up of an architrave, fascia and cornice that may incorporate a box housing for a canvas retractable blind.

14.3 Where shops retain their original features they contribute to the interest and vibrancy of the streetscene at ground level. In most cases where shopfronts have been replaced within the conservation area they have maintained the subdivision of the buildings shown on their upper floors and are of generally appropriate proportions.

14.4 However, a few replacement shopfronts detract from the overall quality of their frontages because they have:

- inappropriately proportioned fascias (too wide, too deep or covering arched openings);
- inappropriate signage on the fascias (internally illuminated boxes, over sized lettering and signboards);
- a visual clutter of advertisements;
- prominent shopfront security (externally fixed roller shutters);
- fixed plastic canopies.

14.5 To preserve and enhance the character and appearance of the commercial frontages within the Muswell Hill Conservation Area the shopfronts of merit and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

Residential Areas

14.6 There is evidence that larger properties within residential areas are being changed from single family dwellings to hotels, care homes and flats. Uses such as hotels and care homes (in Queens Avenue and Kings Avenue) have resulted in the amalgamation of buildings, disrupting the strong pattern of scale and massing of development along the street. Where commercial uses occur within mainly residential streets signage must be subtle and appropriate for the character of the street. Unfortunately, in some cases where houses have been changed to flats the original front doors have been

removed. The loss of these important elements of the front elevations has had a detrimental effect upon the regular appearance of the street pattern, detracting from the interest of the area.

14.7 Incremental changes to the architectural features, materials and details of domestic properties have been the primary cause of change to the character and appearance of the residential streets within the Muswell Hill Conservation Area. Much of the development that has occurred does not, however, fall within the remit of planning control as single dwelling houses have permitted development rights. The main issues are set out below.

- **Forecourt Parking and Vehicular Crossovers**

14.8 The introduction of forecourt parking on a hard-standing within the front gardens of properties (where space allows) has led to the loss of front garden walls and a reduction in the amount of soft landscaping on the frontage in a number of isolated locations. This is most evident in the streets closest to the town centre. The effect is to disrupt the visual continuity and enclosure of the street frontages, eroding its character and appearance. Unfortunately, this work can be carried out without the need for planning permission. The construction of a garage within a front room of a double-fronted house has also occurred in some locations, detrimentally interrupting the fenestration pattern of the street.

- **Original Features**

14.9 Loss of original features, materials and details is evidence throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork are amongst the most important noticeable changes that can diminish the quality, richness and visual cohesion of the house frontages.

- **Brickwork and Stonework, Painting, Render and Cladding**

14.10 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick and stone elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the appearance, integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials and to a lesser extent the infilling of recessed doorways and porches.

- **Dormer Windows**

14.11 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

Future Change

- 14.12 The potential for future change to residential areas is likely to result from the same pattern of incremental change that can be seen at present. This may lead to the further loss of front boundary walls where hard-standings for vehicular parking areas are installed, the replacement of original timber windows, doors and porches, and the painting and rendering of frontages that are currently beyond the scope of planning control. The replacement of windows may be greatest on the frontages to busy roads.
- 14.13 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.
- 14.14 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

Opportunity Sites

- 14.15 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for redevelopment will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area. A new building that does not respect its context is not a good building.
- 14.16 In addition to the 'detractors' previously identified, all of the public realm comprising Muswell Hill Broadway would benefit from an upgrade and refurbishment to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. These works could involve the reintroduction of high quality natural materials such as large rectangular paving slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern and granite setts as appropriate; the retention and refurbishment of original cast iron lighting columns and historic cast iron bollards. An opportunity should also be taken to review the current provision of seating, trees and open planted areas, particularly at the two main junctions.

15. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 15.1 The boundary of the Muswell Hill Conservation Area has been reviewed as part of this study.
- 15.2 The principal issue in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced '*demonstrably special architectural and historic interest*'² the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.
- 15.3 PPG 15³, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration.
- 15.4 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.
- 15.5 The following tests have been applied in reviewing the boundary of the Muswell Hill Conservation Area:

Test 1 Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation area?
- Is the area clearly beyond the defined edge of the conservation area?

Test 2 Architectural Quality and Historic Relevance

- Is the area of similarly, 'demonstrable special architectural or historic interest' as the rest of the conservation area?

The following have been considered:

- i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;
- ii) Whether the development within the area dates from a similar period to substantial parts of the conservation area;

² Conservation Area Practice – English Heritage

³ Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

- iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation area;
- iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation area;
- v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation area;
- vi) Whether the development within the area is of notable architectural and historic interest in its own right.

Test 3 Townscape Quality

Consideration is also given to the quality of area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of soft landscaping of front gardens to parking on hard-standings;
 - ii) removal of front boundary walls;
 - iii) alterations to the roofs;
 - iv) loss of original details (doors; windows; porches; stucco detailing; decorative panelling; chimney stacks; rendering, cladding or painting of stonework or brickwork);
 - v) removal of original shopfronts;
 - vi) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

Review

- 15.6 In general, the boundary of the Muswell Hill Conservation Area has been found to be clearly defined on the ground. There are, however, a few areas where further consideration can be given to whether or not the conservation area boundary should be extended to include a similar adjoining area of development or reduced to exclude an area that is no longer of conservation area quality.

Possible Boundary Changes

- 15.7 Consultation representations on the potential boundary changes will be considered by the Council at an appropriate time following the adoption of this Conservation Area Appraisal.

- 15.8 The consultants draft appraisal report identified possible boundary changes involving 5 potential extensions to the conservation area, to which a further extension identified by local residents has been added.

- 15.9 Potential Extensions:

1. Nos. 1 to 63 (odd) and Nos. 2 to 54 (even) Midhurst Avenue
2. Frontage to Fortismere School, Tetherdown
3. Eastwood Road and Burlington Road, west of Tetherdown
4. Colney Hatch Lane, Barnard Hill and Goodwyn's Vale
5. Nos. 88 to 110 (even) Alexandra Park Road and Rosebery Mews

6. Vallance Road, Elgin Road, Grosvenor Road and parts of The Avenue, Lansdowne Road, Grove Avenue and Alexandra Park Road

Potential Deletions:

7. Land south of Dukes Avenue including Muswell Hill Primary School
8. Land south of Church Crescent, including Beattock Rise
9. Jubilee Court
10. 7A Coppetts Road
11. Chester House
12. No. 29 Thirlmere Road

Potential Extensions:

Area 1 Nos. 1 to 63 (odd) and Nos. 2 to 54 (even) Midhurst Avenue

- 15.10 This is an area of two storey residential development that was developed by Collins in the first decade of the 20th Century. The architectural style, scale, appearance and detailed treatment of the properties are consistent with much of the adjacent residential area. The quality of the streetscape and the frontages is also similar to the adjoining area. All of the properties within the street would be identified as positive contributors. The development to the south and west on Lauradale Road and Fortis Green Avenue is generally of lesser quality.

- 15.11 Although the area is physically adjacent to Collingwood Avenue it can only be accessed from Fortis Green and is not perceived as part of the adjoining estate roads which are of a different scale and character to Midhurst Avenue. However, the open landscaped areas on both sides of the entrance to the Midhurst Avenue, together with the adjoining 1920s and 1930s buildings, Long Ridges and the Health and Leisure Club, on the north side of Fortis Green, should also be considered for their linking role as they are consistent with the adjoining larger scale residential blocks and commercial and community uses that are within the conservation area including this area as part of an extension to the conservation area.

Recommendation:

There is a relatively strong case for the inclusion of this area.

Area 2 Frontage to Fortismere School, Tetherdown

- 15.12 This frontage forms an integral part of the street scene and there is no clear boundary or change in character to indicate that it should be outside the conservation area. No. 13 Tetherdown, the Child Guidance Centre building on the frontage, is a 19th Century local listed building that forms part of the pattern of earlier development along Tetherdown. It would be identified as a positive contributor if included within the conservation area. The building is in good repair and retains much of the interest in its elevations.

Recommendation:

There is a good case for the inclusion of this frontage within the conservation area and the amendment of the of sub area boundaries to include all of the western side of Tetherdown in sub area 5.

Area 3 Eastwood Road and Burlington Road, west of Tetherdown

15.13 These are two short streets of relatively small scale Edwardian housing to the west of Tetherdown. The age and style of the buildings is consistent with a many other buildings within the conservation area. Although not typical of the older houses that predominate within the adjacent part of sub area 5, they are a pocket of Edwardian development that is of a similar age and style to much of the conservation area.

15.14 Most of the properties along the street retain their original windows, door and porches but, unfortunately, several houses now have painted brickwork, giving a less consistent overall appearance to the area. The majority of the houses would be identified as positive contributors, with the exception of two that have suffered from the addition of stone cladding and replacement windows. Where the original boundary walls are retained they give a sense of uniformity. There is little difference in quality and interest between these houses and the adjoining properties on the Tetherdown frontage.

Recommendation:

A case for the inclusion of these streets could be made. However, they lack the quality and consistency of the majority of properties elsewhere within the conservation area. As such, they possibly do not merit inclusion.

Area 4 Colney Hatch Lane, Barnard Hill and Goodwyn's Vale

15.15 This is an area of late 19th and early 20th Century housing similar in style to the majority of the development elsewhere within the conservation area.

15.16 Nos. 111 to 123 (odd) Muswell Avenue, a terrace of modern properties at the northern end, and No. 11 Alexandra Park Road, the modern development of 32 flats together with Caroline Close form a clear boundary to the existing conservation area. Were this area to be included these new developments would fall within the boundary and would be identified as detractors.

15.17 The properties at the northern end of Muswell Avenue, on Barnard Hill and the south side of Goodwyn's Vale are modest sized terraces. The properties along Colney Hatch Lane are slightly larger. The front elevations of many have been painted or rendered and about half of them have lost their original entrance doors and timber sash windows. As a result the quality of the street scene is not of the same consistency as that of others within the conservation area. The inclusion of these properties would extend the conservation area to the Borough boundary.

Recommendation:

A case could be made for the inclusion of this area but the quality of the buildings and the street scene is more variable.

Area 5 Nos. 88 to 110 (even) Alexandra Park Road and Rosebery Mews

15.18 This is a three storey shopping parade on the south side of Alexandra Park Road that has a 1907 date stone and, with the mews, dates from the same period as the adjoining residential development. The shopping parade is of similar age and style to other shopping parades in Fortis Green Road and Muswell Hill Broadway, mostly within the boundary of the Town centre as defined in the UDP.

15.19 Unfortunately, at ground level only a few of the original shopfronts remain. However, the original shop surround pilasters and large corbels have been retained. If included in the conservation area the terrace would be considered as positive contribution buildings and the original shopfronts would be identified as shopfronts of merit. The elevations of the upper floors are relatively plain in comparison with some of the shopping parades in the central area, but are in good repair, retaining most of their original sash windows.

15.20 The mews area to the rear has a similar relationship in change of scale and use to the terrace as the similar areas in the central part of the conservation area, but is in a better state of repair than many of them. As part of the traditional pattern of development some of these buildings may be considered positive contributors if they were within the conservation area.

Recommendation:

A reasonable case could be made for including these buildings within the conservation area as they form part of the identifiable boundary of the Edwardian suburb. The parade also acts as a visual arrival point at the boundary of the Muswell Hill Conservation Area.

Area 6 Vallance Road, Elgin Road, Grosvenor Road and parts of The Avenue, Lansdowne Road, Grove Avenue and Alexandra Park Road

15.21 The houses in this area were built in the second wave of development between 1909 and 1914 with a minority built in the 1920s. There is a much greater prevalence of Arts and Crafts design in these roads than in the rest of the conservation area. Some of the houses in Vallance Road and Elgin Road are particularly fine examples of Arts and Crafts-inspired domestic architecture, demonstrating the new simplicity and love of vernacular details that are hallmarks of the movement. The houses in the roads to the east of The Avenue were developed progressively as plots became available after closure of what had been a circus ground linked to Alexandra Palace.

15.22 Some houses in these roads have been altered to their detriment by the construction of roof additions, replacement windows and doors, but most are substantially intact, retaining their original integrity. Most houses are two storeys built in red brick with large areas of rough-cast render, tiled hipped roofs and gables, many above curved bays.

Recommendation:

A case could be made for the inclusion of this area, but the quality of the buildings and the street scene is more variable. It is considered more appropriate to include these buildings in a new conservation area emphasising the Arts and Crafts style.

Potential Deletions:

Area 7 Land south of Dukes Avenue including Muswell Hill Primary School

- 15.22 This area at the rear of the housing on the south side of Dukes Avenue is a cutting that was once occupied by the railway lines that lead to the Alexandra Palace Rail Station. The original station building remains substantially intact on adjoining land to the east within the Alexandra Palace and Park Conservation Area (13). The Hornsey Centre for Handicapped Children and car park now occupy the land immediately to the rear of Dukes Avenue that is separated from the rest of the site by a public footpath and a relatively steep embankment from Muswell Hill Primary School, which sits at a lower level. The land to the north and east of the school is sloping and densely planted with self sown mature trees. Both buildings on this site date from the 1960s and are of no conservation interest. In addition the area is visually separate from the adjoining commercial and residential areas. The adjoining area to the south forms part of the Alexandra Palace and Park Conservation Area.

Recommendation:

The area is physically and historically linked to the adjoining Alexandra Palace and Park, which in addition to being a designated conservation area is also included as Grade II on the English Heritage Register of Historic Parks and Gardens. A case could be made to transfer this area to the Alexandra Park and Palace Conservation Area (13).

Area 8 Land south of Church Crescent, including Beattock Rise

- 15.23 The housing on Beattock Rise is modern housing of no conservation interest. The area of open land also follows the line of the former railway leading to Alexandra Palace and Park. It is designated as metropolitan open land in the UDP and of metropolitan ecological importance and a local nature reserve. Any proposals for development would have to be considered in relation to these policy designations in addition to its conservation area status and would be most unlikely to receive permission.

Recommendation:

Conservation area designation is inappropriate for this area and a strong case could be made for amending the boundary to exclude it.

Area 9 Jubilee Court

- 15.24 This site contains a recent development on the edge of the conservation area that has replaced historic council depot buildings. The new building has no conservation interest.

Recommendation:

A case could be made for amending the boundary to exclude it.

Area 10 7A Coppetts Road

- 15.25 This is a single storey commercial building on the northern edge of the conservation area. It has a gambrel roof, oversailing eaves with exposed rafter ends and a painted brick front elevation with Art Deco type framing details. It is a neutral element in the street scene.

Recommendation:

A case could be made for amending the boundary to exclude it.

Area 11 Chester House

- 15.26 This is a substantial, bulky building that is at odds with the character and appearance of the adjoining parts of the conservation area because of its unsympathetic form and bland elevation treatment. Its position on the edge of the conservation area gives the potential to exclude it from the boundary.

Recommendation:

A case could be made for amending the boundary to exclude it, together with appropriate protection for the trees on the frontage.

Area 12 No. 29 Thirlmere Road

- 15.27 This is a rough-cast rendered property dating from the 1920s or 1930s. It is a neutral element within the street scene. It is not of a consistent style with the adjoining terrace that is of the same character and appearance as the majority of the buildings within the conservation area. It has no particular interest in its own right and may have been included as being seen as part of the terraced development along the frontage, the adjoining terrace to the north being set much further back from the road.

Recommendation:

Although a minor alteration to the conservation area, a case could be made for amending the boundary to exclude it.

Summary

- 15.28 It is recommended that the conservation area is extended to include the first five areas shown above.
- 15.29 It is recommended that the sixth area is designated as a separate conservation area based on its Arts and Crafts style.
- 15.30 It is recommended that none of the existing areas are de-designated.

16. POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

- 16.1 'Permitted Development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. Such works include some types of small extensions, porches, garages and fences. However, there are detailed 'rules' to comply with and flats do not have any 'PD rights' at all. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
- 16.2 It must be noted that PD rights only provide an automatic grant of Planning Permission. Before building work can be carried out it may well be necessary to deal with property restrictions (such as ownership, covenants, or rights of light) and health restrictions (such as Building Regulation Approval). There may also be legal considerations such as the 'Party Wall Act 1996' to take into account. If the building is statutory listed, building work will probably also need Listed Building Consent.
- 16.3 Permitted Development (PD) rights are more restricted in conservation areas, and the local planning authority can further withdraw these rights in specific cases.
- 16.4 Directions authorised by Article 4 of the GPDO are used by local authorities to remove certain permitted development rights from single family dwellings in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, local authorities also have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 16.5 To date there are no Article 4 Directions within the Muswell Hill Conservation Area.

Current Permitted Development Issues

- 16.6 In residential areas some of the main causes of change that are having an impact on the character and appearance of the Muswell Hill Conservation Area are not currently subject to planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Muswell Hill Conservation Area has focussed upon the potential for harmful change. The types of permitted developments that have occurred include:
- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots;
 - ii) painting, cladding and rendering of frontages within consistent brick fronted street elevations;
 - iii) re-roofing in inappropriate materials and colours;
 - iv) loss and replacement of original front boundaries;
 - v) removal of front boundary walls below one metre in height and loss of soft landscaping of front gardens to form hard-standings for vehicle parking.

- 16.7 These changes are permitted for single dwelling houses under Schedule 2; Parts 1 and 2 of the Town and Country Planning General Development Order 1995 (GPDO).

Impacts on the Character and Appearance of Muswell Hill

- 16.8 Paragraph 4.23 of PPG 15 advises that Article 4 Directions should only be made where they are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate local support for the Direction, and where the Direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective.
- 16.9 Much of the special architectural and historic interest of Muswell Hill's residential areas that date from the late 19th and early 20th Centuries derives from the richness of the detailed treatment of the properties, the consistency of that treatment and the sense of visual cohesion that results from the use of common materials and repeated details and forms. An essential component of the historical character and appearance of the frontages is also the relationship of the properties to the street, set back from the pavement by small front gardens behind low boundary walls.
- 16.10 The elements that contribute to the special, and to a degree unaltered, character of much of Muswell Hill are vulnerable to change arising from home 'improvements', inadequate maintenance and pressure for parking that are enabled by permitted development rights. Once these alterations have occurred it is unlikely that they will be reversed.
- 16.11 The potential exists for the erosion of the special interest of parts of the conservation area as a result of permitted development rights. The introduction of parking areas within front gardens and the removal of front garden walls have the potential to diminish the character and appearance of the Muswell Hill Conservation Area over time. The streets or frontages considered to be most vulnerable are those in which the front boundary walls are largely intact and have a substantially uniform treatment.
- 16.12 The draft Conservation Area Appraisal for Muswell Hill produced by Nathaniel Lichfield & Partners on 1 May 2003 contained extensive recommendations for the introduction of Article 4 Directions throughout much of the conservation areas. These suggested including restrictions covering any alterations affecting front elevations; roofs; the erection of porches; provision of vehicular hard-standings; alterations to front boundary enclosures and painting of walls.
- 16.13 Where the loss or alteration of original features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a

sufficient scale to significantly undermine the integrity of the street scene in the Muswell Hill Conservation Area.

- 16.14 The most significant effect on the character and appearance of frontages within the conservation area is the removal of front boundary walls and the loss of soft landscaping from small front gardens as a result of the creation of vehicular hard-standings. This is most harmful where the houses have relatively narrow frontages and generally uniform front boundary treatment. The resultant loss of the planting in these front gardens plays a role in the deterioration of the quality of the character of the street. The removal of walls disrupts the unity of the front boundaries, affects the sense of enclosure of the street and alters the traditional transition between the public street and private garden. The loss of planting creates a harder, more urban edge to the street to the detriment of the generally leafy, suburban character of the area.
- 16.15 The impact of the creation of forecourt parking is particularly noticeable in the streets close to the town centre such as Princes Avenue and Queens Avenue. However, where houses have wide frontages with windows each side of a central entrance door, their relatively large front gardens can more easily accommodate parking whilst retaining significant amounts of front garden and boundary wall.

Recommendations

- 16.16 Where the loss or alteration of original architectural features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a sufficient scale to significantly undermine the integrity of the street scene in the Muswell Hill Conservation Area.
- 16.17 Where pressure for vehicular hard-standings within front garden areas is great this can best be controlled under the Highways Act. The refusal of permission to create a vehicular cross-over to provide access to a vehicle hard-standing within a front garden area can be justified because of the loss of potential off-street parking spaces. Refusal also negates the remove of front boundary walls and soft landscaping.
- 16.18 Experiences in other London boroughs have shown that the introduction of Article 4 Directions to remove permitted development rights, particularly with regard to the loss of potential off-street parking spaces by the formation of vehicle hard-standings, has resulted in substantial claims for compensation against the Council where there has been a loss in the value of properties that have been denied this facility. The Council could face the possibility of compensation claims being made by Muswell Hill residents over similar restrictions where the introduction of an Article 4 Direction would not be supported by the residents within the restricted areas.
- 16.19 The introduction of Article 4 Directions covering all of the areas identified within the consultant's recommendations is unacceptable because its scale would have serious implications on the Council's enforcement resources and

because some of the areas suggested for inclusion have already lost their special character since the initial report of 2003.

16.20 The potential for harm to the character and appearance of the Muswell Hill Conservation Area is noted, but the rate of incremental change to the elevations of properties is unclear and on the whole the residential areas identified appear to be generally well-maintained.

16.21 However, it is considered that there is an urgent need for consideration of limited Article 4 Direction powers in key residential parts of the conservation area. A separate report seeking the designation of an Article 4 Direction will be submitted to seek the removal of permitted development rights of owners of dwellinghouses to remove front boundary walls enabling forecourt parking to take place in Collingwood Avenue, Leaside Avenue, Fortismere Avenue, Birchwood Avenue, Firs Avenue and Grand Avenue.

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18. PLANS

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This document is based on work undertaken for the London Borough of Haringey by:

Nathaniel Lichfield & Partners Ltd
Planning Design Economics
14 Regent's Wharf
All Saints Street
London, N1 9RL



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London Borough of Haringey

**Conservation Area No. 10
Wood Green Common**

Conservation Area Character Appraisal

Committee Draft February 2008

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1. INTRODUCTION

Background to the Study

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-

"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."

1.2 The Borough has 28 such areas designated over 36 years, of which Wood Green Common Conservation Area is one.

1.3 Under Section 71 of the Act, once an area has been designated:-

"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.

1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers. The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation Area Design Guidance as part of the Council's evolving Local Development Framework (LDF). This will be supported by the adopted and published Appraisals. The third stage will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.

1.6 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

1.7 So, in line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria: -

- current and past land use;
- social and economic background;
- orientation;
- archaeological and historic sites;

- geological and topographical mapping;
- density and types of building;
- place names and earliest references;
- communication types and patterns;
- comprehensive and selective historic mapping;
- aerial photographs;
- documentary sources;
- historic environment record (HER) data;
- characterisation and extensive urban studies (EUS);
- statutory and non-statutory designations.

1.8 The aims of this Appraisal are therefore to:-

- set out the special architectural and historic interest of the Wood Green Common Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;
- identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;
- identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
- examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
- Identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

1.9 It should be noted that the Appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

2 CONSERVATION AREA DESIGNATION AND EXTENSION

Designation

2.1 The Wood Green Common Conservation Area was first designated on 26th March 1976. This sought to protect the majority of the area currently covered by conservation area status, though did not include Western Road, the southern part of Mayes Road, and the northern section of Tower Terrace.

Extension

2.2 The conservation area was extended on 16th September 1991 to include the buildings on the south and east sides of the Common to create the present day boundary.

3. HISTORICAL DEVELOPMENT

3.1 This section provides an overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved provides an essential tool in understanding its present day character and appearance.

Before 1815

3.2 There is limited evidence of Roman presence in the Wood Green area and the settlement of Wood Green is likely to be of Saxon origin. Indeed the name Wood Green derives from 'Woodlegh', a Saxon word meaning forest clearing, which in this case relates to an opening in Tottenham Wood. The earliest written evidence of 'Woodlegh' is a reference in documentation dating from 1254, which relates to a grant for Duckets Manor. Throughout the early development of Wood Green, the settlement was connected to London by a track broadly corresponding to contemporary Green Lanes.

3.3 By the 13th Century much of the area now designated as the Wood Green Common Conservation Area was covered by a series of small estates, including the Dears Pightle and Bakersfield estates, which occupied much of what are now the northern sections of the conservation area. The former covered the area currently bounded by St Michael's Terrace, Dorset Road and Terrick Road, whilst the latter is now occupied by Nightingale Gardens. Both estates were originally held by the Prioress of Kilburn. They were seized by the Crown during the Dissolution in 1544 and then sold to Henry Audley and John Cordell. By the early 19th Century these areas had been acquired by the Woodward family.

3.4 However, by the time of the Dorset Survey in 1619 Wood Green remained sparsely populated with just 50 people occupying 16 houses. Between 1609 and 1613 the New River was constructed by Sir Hugh Myddelton's New River Company to provide water from Hertfordshire to north London. The river passed along the northern side of Wood Green Common before turning south and bisecting the common. The proximity of Wood Green to the new water course enhanced the area's reputation and between the 17th and early 19th Century several grand properties were constructed in the area, initially as country retreats for wealthy Londoners. Such dwellings included Cherson House, Wood Green Cottage, Moat Cottage and the Grange, all of which were situated on the northern side of Wood Green Common and dated from the 17th Century. Later, Wood Green House (c. 1780), Harringay House (c.1792), Chitts House (c. 1805) and Bounds Green House were also constructed at the perimeter of the common. Despite the development of these dwellings, by 1798 the population of Wood Green stood at just 100 inhabitants and remained scattered. However, during the early decades of the 19th Century the number of inhabitants in the area began to increase significantly.

1815 - 1850

3.5 By the early 19th Century, most of the woodland within the Parish of Tottenham had been cleared and replaced by farmland, as shown on Thomas Wyburd's plan of 1798. Wood Green Common was surrounded by relatively small farmsteads including those owned during the mid-18th century by Mary Weekley and Pagean Wright, which extended over areas of 25 and 34 acres respectively, and covered

the southern limits of the current conservation area. In the latter decades of the 19th Century several dairy farms were established throughout Tottenham including Abbott Brothers Model Dairy, which was situated on Station Road within the conservation area.

- 3.6 By 1841 the population of Wood Green had grown to approximately 400 inhabitants as new houses and a range of shops and services were built. Wood Green continued to be inhabited by affluent City merchants and traders as is indicated by the 1832 census which records 29 'capitalists, bankers or professionals' within the ward. During this period, an Ale House was constructed on Wood Green Road (now Station Road) which became known as 'The Jolly Angler' in reference to its proximity to the New River. A row of cottages, known as Elm Cottages, was also erected on Station Road adjacent to the Public House.
- 3.7 Wood Green expanded gradually during the early decades of the 19th Century and in 1844 the hamlet attained village status with the construction of St Michael's Church. Although a village centre had begun to develop around the Common, Wood Green essentially remained a small, rural settlement until the introduction of the railways in the middle decades of the 19th Century, following the Great Northern Railway Act of 1846.
- 3.8 During the mid 19th Century, prior to the arrival of the railways in Wood Green, the New River was re-routed into a tunnel, enabling Nightingale Gardens and Avenue Gardens to be laid out. These now lie at the centre and to the north of the conservation area.

1850 - 1900

- 3.9 The Great Northern Railway Act had a considerable bearing on the development of Wood Green. The GNR line opened in 1850 bisected Wood Green ward and bounded the western side of Wood Green Common. Wood Green Station (now Alexandra Palace Station), which is located to the west of the conservation area, was completed in 1859. The new GNR line enabled the rapid mass transportation of workers into Kings Cross station and had a marked impact on the subsequent development of Wood Green. In 1878 a branch line was also constructed by the Great Eastern Railway from Seven Sisters to Palace Gates Station, which was situated at the junction between Bridge Road and Dorset Road. The branch line also had an important influence on the development of Wood Green as it allowed workers to travel to the docks and factories of east London. However, services on the line slowed and it was terminated in the early 1960s due to competition from trams and the Underground. The route of the dismantled railway line remains discernible along the north-eastern boundary of the conservation area.
- 3.10 At the time of the arrival of the railways much of the existing conservation area had already been developed. However, Bridge Road, Terrick Road and Buckingham Road were laid out during the late 19th Century to the north of Avenue Gardens, between the two new stations and were lined with Victorian semi-detached villas and terraces.

- 3.11 The Palace Café was constructed opposite Wood Green Station on Buckingham Road in 1875. It later became the Alexandra Palace Hotel and subsequently the Alexandra Palace and Railway Hotel. Today, it is The Gate public house.
- 3.12 The introduction of the railways during the mid to late 19th Century stimulated residential development within Wood Green and isolated manufacturing industries also began to develop in the area. The establishment, by Henry Ivory, of the Allsopp and Co. piano factory in 1872 was an important development on Mayes Road that extended beyond the southern boundary of the conservation area. In 1880 the factory was taken over by confectionery manufacturers Barratt and Co. who extended the site through the acquisition of Woodlands, a large house on Mayes Road (later demolished and Alexandra School built on the site) and the development of new buildings. In or around 1897 the company built an imposing office block on Mayes Road, and workers dwellings in the form of the red brick terraces on Barratt and Park Avenues (c. 1894-1896). The factory was in use until the mid 20th Century.

1900 - 1945

- 3.13 By the 1890s the area of Wood Green Common Conservation Area had been comprehensively developed and subsequent development was limited to isolated sites. During the early decades of the 20th Century the Alexandra Primary School (formerly the Alexandra Board School c. 1901) and the public baths (1911) were constructed on Weston Road. The former replaced an earlier school building constructed in 1894, whilst the latter was erected on the site of Moat Cottage, which was thought to be of 18th Century origin. In 1930 a granite fountain was constructed on Wood Green Common in memory of G.W. Barratt, former chairman of Barratt and Co.

1945 – Present Day

- 3.14 Developments within the conservation area during the post war period have also been confined to isolated redevelopment. In 1952 a large Post Office Sorting Office replaced the 1900 sorting office on Buckingham Road. St Paul's Roman Catholic Church was constructed to designs by John Rockford in 1971. In 1984, Granta House, a social security office located on Mayes Road, replaced one of the Barratt's factory buildings, whilst Palace Gates Sheltered Housing was constructed on the site of the former Palace Gates Station. In 1993, a pumping station was also constructed beside the New River in the immediate vicinity of Wood Green Common.

4. CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

General Identity and Character of the Conservation Area

- 4.1 The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form) character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of prevailing land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.
- 4.2 The Wood Green Common Conservation Area is defined by the mainline railway line to the south west and the disused railway line to the north east, both of which are lined with mature trees and shrubs. The area is characterised by areas of green space (Avenue Gardens and Wood Common) that were originally combined as one large common. These give the area a sense of spaciousness and form its main focal points. Planting and mature trees are abundant throughout the conservation area and form an important element of the area's character and appearance. Of particular note are the mature London Plane trees, which dominate the green spaces and line several of the area's streets.
- 4.3 The conservation area's green spaces are bordered by pockets of residential streets that are lined with two and three storey residential properties mostly of late Victorian and Edwardian origin. The majority of the residential terraces retain their traditional appearance and are of architectural merit, although several have lost elements of their original character. The area's streetscape is punctuated in places by isolated infill buildings and retail units. However, the streets are generally characterised by their sense of rhythm and domestic scale. In contrast, a group of larger institutional and educational buildings occupy the area at the southern edge of the conservation area.

Topography

- 4.4 The topography of the conservation area is relatively flat with the land rising gradually to the west. Long views of the elevated areas to the west in the vicinity of Alexandra Palace are available from both Avenue Gardens and Wood Green Common.

5. SPATIAL AND CHARACTER ANALYSIS

Overall character and appearance

- 5.1 The conservation area is relatively contained, both visually and physically, and is fairly uniform in character. The following assessment begins at Bridge Road, the most northern street in the conservation area, and proceeds south along Station Road, looking at the streets adjacent to Avenue Gardens to Wood Green Common at the southern end of the conservation area. Where appropriate adjoining streets, buildings and features that influence the setting of the conservation area are discussed.

Bridge Road

- 5.2 Bridge Road, at the northern perimeter of the conservation area, is a quiet tree-lined street in which the terrace of properties at its western end are juxtaposed with the unattractive timber yards and building depots to the east. At its western end Bridge Road is dominated by the Buckingham Road bridge over the mainline railway cutting. Westerly views are experienced from this section of the street towards the Alexandra Palace transmitter tower, although the Palace itself is largely obscured by trees.
- 5.3 Nos. 1 to 15 (odd) Bridge Road form an attractive consistent and largely unaltered two storey terrace of simple cottage-like Victorian dwellings which are constructed of grey brick with Welsh slate roofs. All the properties retain their original casement windows and front doors and are set within small front gardens all of which are well planted and well maintained; except for No. 1, which uses the area for parking. The terrace makes a positive contribution to the character of the conservation area and is included on the local list of buildings of merit. To the east of the terrace are visually unattractive timber yards and building depots, which are surrounded by tall metal fences. These depots, which are situated beyond the conservation area boundary, have a detrimental impact on the setting of the terraced properties. On its southern side, Bridge Road is lined by the flank and rear elevations to the residential properties fronting Dorset Road, Terrick Road and Buckingham Road.
- Buckingham Road**
- 5.4 Buckingham Road is a busy road that forms the western boundary of the northern part of the conservation area. It is dominated by the railway cutting on its western side which is bordered by dense hawthorn bushes and tall cast-iron railings, whilst semi-detached dwellings define most of the opposite side of the road. At its northern end Buckingham Road turns westwards and crosses the railway line.
- 5.5 On the eastern side of Buckingham Road, Nos. 1 to 13 (odd) form a group of two storey semi-detached dwellings with prominent “bell” shaped gables containing an attic storey. The properties were originally constructed of yellow London stock brick with red brick detailing, although only Nos. 1 and 6 remain unaltered, the others having now been rendered and painted. Whilst some of the properties have also had further unsympathetic alterations in the form of UPVC windows and alternative roofing materials, the bold and attractive form of the terrace still make a positive contribution to the character of the conservation area.
- 5.6 To the south of this row of properties is a two and three storey building which houses a Post Office sorting office. The building has an unadorned red brick façade with modern windows and a flat roof. A small plaque which surmounts the entrance indicates that the building was constructed in 1952. It makes a neutral contribution to the streetscene.
- 5.7 The junction between St Michael’s Terrace and Buckingham Road is defined by The Gate Public House (formerly the Starting Gate), a three storey Grade II listed building, which was erected in 1875 as the Palace Café. The building is constructed of yellow London stock brick with red brick detailing and has prominent red marble pilasters at ground floor level to either side of decorative windows and ornate recessed entrances. The public house is adjoined to the north by a two and

three storey building of yellow London stock brick with a rusticated white rendered ground floor elevation. A plaque set within the building's Buckingham Road elevation indicates that it was erected in 1875. The space between The Gate and the Post Office sorting office is occupied by a single storey modern glazed addition. The building makes a positive contribution to the character and appearance of the conservation area.

Terrick Road

- 5.8 Terrick Road is a narrow residential street, which is mostly lined with utilitarian semi-detached dwellings of late Victorian and early Edwardian origin. Buildings of more recent origin have been introduced to the northern end of the street, whilst the rear vehicular entrance to the post office sorting office is located at the southern end of the street. In comparison to the adjacent streets and the surrounding area Terrick Road is also characterised by a distinct absence of trees and planting.
- 5.9 On the western side of Terrick Road, the junction with Bridge Road is defined by the three storey block of flats situated at Nos. 28 to 44 (even) which is of late 20th Century origin. The building is constructed of yellow London stock brick and has a slated mansard roof. It is of limited architectural interest and fails to replicate the domestic scale of the adjacent semi-detached properties. It is adjoined to the south by No. 26 Terrick Road, a two storey former terraced property of Victorian origin which is also constructed of yellow London stock bricks and has prominent white-painted window surrounds, string courses and an arched entrance. The adjacent group of semi-detached Edwardian dwellings, Nos. 14 to 24 (even) Terrick Road, are constructed of red brick and have pebble-dashed facades surmounted by prominent gables. The properties make a neutral contribution to the area's character and appearance.
- 5.10 To the south of this group, Nos. 2 to 12 (even) Terrick Road are Victorian semi-detached properties constructed of London stock brick with canted bay windows at ground floor level and prominent white-painted lintels and keystones above entrances. Most of these properties have been pebble-dashed and their windows replaced. Only No. 2 Terrick Road retains both an unpainted stock brick façade and traditional sash windows.
- 5.11 On the western side of the street, No. 15 Terrick Road is a newly constructed two storey property which is constructed of yellow brick and has a slate roof. The area adjacent to this dwelling is occupied by row of four detached garages of varying sizes and materials that have a detrimental impact on the streetscene. To the south of the garages are Nos. 3 to 13 (odd), a group of two storey semi-detached and terraced Victorian dwellings identical in form to Nos. 2 to 12 (even) Terrick Road. Like the properties opposite, the group have been subjected some unsympathetic alterations, but to a lesser degree and therefore make a positive contribution the conservation area. The terrace is adjoined to the south by the rear elevation to the Post Office Sorting Office. The two storey red brick elevation is dominated by a large vehicle entrance and has a detrimental impact on this section of Terrick Road. The southern end of the street is defined by the tall flank elevations to Nos. 6 & 7 St Michael's Terrace and views onto Avenue Gardens.

Dorset Road

- 5.12 Dorset Road adjoins Bridge Road to the south as a residential street comprising a range of Victorian, Edwardian and modern properties of varying condition and architectural merit. The northern section of the road is lined with London Plane trees. The road is terminated at its southern end by Avenue Gardens. Like many of the roads within the conservation area, particularly within this northern section, Dorset Road is lined with traditional kerbstones and has granite sets within its gutters.
- 5.13 At the northern end of the street, Nos. 34 to 40 (even) Dorset Road form a terrace of two storey properties of late 20th Century origin. The terrace is constructed of pale brick and has an unadorned façade which includes prominent overhanging porches and modern windows. A separate identical terrace is formed with Nos. 26 to 32 (even) Dorset Road which are situated within a cul-de-sac to the rear of Nos. 34 to 40 (even). A play area is situated at the northern end of the cul-de-sac adjacent to No. 32 Dorset Road.
- 5.14 To the south of the cul-de-sac, Nos. 2 to 24 (even) Dorset Road is a long terrace of two storey simple cottage style Victorian properties which are locally listed. Constructed of grey bricks, with slate roofs and timber casement windows; the terrace is identical in architectural form and detailing to Nos. 1 to 15 (odd) Bridge Road. Whilst there have been some inappropriate alterations to the terrace in the form of painted facades and replacement windows, on balance the original character of the terrace has been retained. All the properties have also retained well planted front gardens which are an attractive element within the streetscene. As such, the locally listed terrace is considered to make a positive contribution to the character and appearance of the conservation area.
- 5.15 On its western side, Nos. 15 to 19 (odd) Dorset Road form a group of large Victorian villas, which are constructed of yellow London stock brick with red brick detailing and have prominent, “bell” shaped gables. Nos.17 & 19 Dorset Road are semi-detached villas, whilst No. 15 is detached. The two garages, which are situated between Nos. 15 and 17 Dorset Road disrupt the consistency of the group which otherwise make a positive contribution to the conservation area. To the south of the villas, Nos. 7 & 9 Dorset Road are detached, late 20th Century two storey dwellings constructed from pale brick with red brick detailing, slate roofs and sash windows. The adjacent property, No. 5 Dorset Road, is also a two storey detached post-war property. To the south, Nos. 1 & 3 Dorset Road are semi-detached Edwardian properties constructed from red brick with white-painted pebble-dashed façades and red tiled roofs. The tall flank elevation to No. 14 St Michael’s Terrace also has a prominent role in the streetscene at the southern end of Dorset Road.

St Michael’s Terrace

- 5.16 St Michael’s Terrace comprises of two terraces of differing architectural style which defines the tree-lined northern edge of Avenue Gardens. Glimpses of the terrace can be viewed from Park Road and the southern end of Station Road, which during summer are obscured by the mature trees.

5.17 To the west of Terrick Road, Nos. 1 to 6 (consecutive) St Michael's Terrace are three storey Victorian properties constructed of London stock brick with varied detailing. The terrace has residential flats at upper levels with commercial units at ground floor level. Whilst the shopfronts are of limited interest, all have retained their dividing pilasters, corbels and cornice. The terrace is terminated at its western end by The Gate Public House.

5.18 To the east of Terrick Road, Nos. 7 to 14 (consecutive) St Michael's Terrace form a consistent terrace of two storey dwellings with a slate mansard roof. The properties are constructed of yellow London stock brick with red brick detailing and have prominent stone lintels, keystones and arched entrances. The group remains largely unaltered with all original features other than No. 10, which has been painted and Nos. 12 & 13, which have replacement windows. However, it is considered that the terrace makes a positive contribution to the conservation area. The terrace is successfully terminated by three storey 'book-end' buildings (Nos. 7 and 14 St Michael's Terrace) which are constructed of yellow London stock brick and have prominent triangular shaped gables.

Avenue Gardens

5.19 Avenue Gardens is a grassed and well planted public space which forms a focal point within the northern section of the conservation area. The park is characterised by its gently undulating topography and meandering pathways, which are interspersed with mature deciduous trees. It is lined to the north and south-east by the residential properties fronting St Michael's Terrace and Park Avenue, whilst the eastern side of the space is defined by Station Road and the former Great Eastern Railway branch line. The western side of the Gardens and the adjacent section of Station Road are dominated by advertising hoardings, car lots and small scale industrial units, which although they are situated beyond the conservation area boundary, have an adverse impact on the setting of the park. The south western section of Avenue Gardens incorporates a short open section of the New River, which emerges from the listed yellow stock brick tunnel entrance situated on the southern side of Park Avenue, before passing under Station Road. The river is lined with dense vegetation and adds to the open, green character of the area.

Braemar Avenue

5.20 The northern corner of this section of Avenue Gardens is fronted by the southern elevation to Nos. 45 to 89 (odd) Braemar Avenue, a two storey block containing sheltered housing units that forms part of a modern terrace (also consisting of Nos. 64 to 94 (even) Braemar Avenue) that defines the north eastern boundary of the conservation area. The two storey dwellings are constructed of pale brick and are architecturally similar to Nos. 26 to 32 and 34 to 40 (even) Dorset Road.

Park Avenue

5.21 To the south of Avenue Gardens, Park Avenue forms a wide road lined with Victorian terraces which at its western end, bisects the southern corner of Avenue Gardens. The western part of the street is characterised by the openness of the park and the proximity to the New River also adds visual interest to this section of Park Avenue.

- 5.22 On the northern side of the road, Nos. 48 & 50 Park Avenue are three storey semi-detached villas set above street level within large well planted gardens, the rear sections to which form the south eastern boundary to Avenue Gardens. Both properties are constructed of red brick, although the façade to No. 48 and the flank elevation to No. 50 have been painted. On the southern side of Park Avenue, Nos. 51 to 57 (odd) and Nos. 59 to 69 (odd) form identical terraces of consistent two storey Victorian dwellings of red brick with slate roofs. Their facades include decorative tiled motifs set within hexagonal bays and that to No. 69 indicates that the dwellings were erected in 1896. The properties were built by the Barratt company as housing for workers. The end of terrace properties have prominent triangular gables which include carved wooden detailing. To the north east of these properties, tall red brick bridge mountings that formerly supported the Great Eastern Railway branch line, have a prominent role in the streetscene and mark the north eastern boundary to the conservation area.

Barratt Avenue

- 5.23 Barratt Avenue is a quiet residential street that connects Park Avenue to the north with Station Road to the south west and provides access to St Paul's Primary School, which is glimpsed between properties at the bend in the road. The street, developed by the Barratt Company for workers housing, is lined with uniform terraces of rich red brick Victorian properties with small, mostly well-planted, front gardens. The dense planting occupying the former railway line is apparent to the rear of properties lining the north eastern side of the road. The flank elevation to the Roman Catholic Church fronting Station Road is also clearly discernible from the south western section of the street.
- 5.24 The northern section of Barratt Avenue is lined to the east and west by Nos. 16 to 42 (even) and Nos. 1 to 27 (odd), which form two uniform terraces of red brick Victorian dwellings with slate roofs and recessed arched entrances. The majority of properties have consistent hipped gables, whilst Nos. 9, 13 and 27 have triangular gables with painted Tudor style decoration. Most also retain their timber sash windows and have low burr brick boundary walls and cast iron gates, which surround well maintained gardens. The properties' façades include six panelled decorative tiled motifs which, in the case of No. 30 Barratt Avenue, states that the property was built in 1892. The northern end of the street is dominated by the flank and rear elevations and the rear gardens to the properties fronting Park Avenue. At the corner of the street, to the south east of No. 16 Barratt Avenue, the rear entrance to St Paul's Primary School allows glimpsed views of the one and two storey school buildings of post-war origin. The buildings have flat roofs and prominent red panelling between and above their windows.
- 5.25 At the southern end of the street, Nos. 2 to 14 (even) Barratt Avenue form a less consistent terrace of two storey Victorian properties of varied condition and appearance. These red brick properties have triangular gables with Tudor style detailing and square bays at ground and first floor level. They have a mixture of tiled and slate roofs and several of the properties also have unsympathetic modern windows and front doors. However, the form of the properties results in a positive contribution to the conservation area. The long, uninterrupted garden wall and garage to No. 106 Station Road also has a prominent and detrimental impact on

the streetscene, whilst the St Paul's Roman Catholic Cathedral is also clearly apparent in views from this section of Barratt Avenue.

Station Road

- 5.26 Station Road is a wide, busy road that bisects the southern section of the conservation area. The road creates a distinction between the Edwardian properties fronting most of the northern side of the road and the open and green nature of Wood Green Common which covers the area to the south of the road. At its periphery the Common is lined with mature London Plane trees that make a positive contribute to the character of Station Road.
- 5.27 The northern section of Station Road (before Park Road) is dominated by the New River and the dense vegetation that occupies the Thames Water depot on its southern bank. The red brick walls that line the Station Road bridge over the river also contribute to the character of the area. On the south western side of Station Road, adjacent to the play area, is a small poorly maintained public space which currently is a detractor to the character of the conservation area.
- 5.28 On the north eastern side of Station Road, to the south of the New River, Nos. 108 to 138 (even) form a terrace of two storey Edwardian properties which have been variously altered and amended over the years. The properties are constructed of red brick with slate roofs and have decorative ceramic motifs between ground and first floor level. However, most have unattractive painted and/or pebble-dashed facades, altered roofscapes and unsympathetic modern windows. Only Nos. 108, 116 and 130 Station Road retain their unpainted red brick facades. To the north of the terrace, a small attractive Victorian outbuilding w constructed from yellow stock brick with a prominent shaped gable is set back to the rear of No. 138 Station Road behind an unsympathetic entranceway.
- 5.29 To the south east of the junction with Barratt Avenue, Nos. 98 to 106 (even) Station Road form a terrace of earlier two storey properties similar in form to the adjacent properties at Nos. 2 to 14 (even) Barratt Avenue. These red brick buildings have square bays at ground and first floor level, triangular oriel windows at first floor level and prominent gables in a variety of designs, all with painted Tudor style half timbering. Most of the houses in the row retain well planted front gardens which contribute to the green character of the conservation area.
- 5.30 This group is adjoined to the south east by St Paul's Roman Catholic Church. This was designed by John Rochford and partners in the late 1960s. The church's single storey Station Road frontage consists of narrow concrete panels containing uniform arched windows incorporating stained glass from a former church, and a recessed entrance which is flanked by a narrow tower surmounted by a cross. The main body of the building consists of an undecorated pale brick structure set at an angle behind this frontage. The recessed section rises to a height equivalent to four storeys and includes red panels at roof level, identical in origin and architectural form to the buildings that comprise St Paul's Roman Catholic Primary School situated to the rear. Though of some architectural interest, the building is largely out of keeping with the domestic character and scale of the surrounding residential environment.

5.31 To the east of St Paul's Church, Nos. 82 to 92 (even) Station Road form a symmetrical terrace of three storey dwellings. The properties are constructed of dark red brick and have richly detailed facades which include hexagonal bays at ground floor level, prominent white window surrounds and decorative mullions at ground and first floor level. Of the properties in the group, Nos. 82 to 88 (even) Station Road retain their traditional sash windows and recessed arched entrances, whilst unsympathetic modern windows and porches have been introduced to Nos. 90 & 92.

5.32 This group is adjoined to the east by Nos. 64 to 80 (even) Station Road, which comprise a curved terrace of diminutive two storey properties. Whilst No. 80 and Nos. 64 to 72 (even) are of Edwardian origin, Nos. 74 to 78 (even) include front elevations of mid-20th Century construction. The end of terrace dwelling at the junction with Bradley Road has an unsympathetic retail unit with a prominent fascia signage and large picture windows at ground floor level. This terrace is inconsistent in appearance and when considered as a whole makes a limited contribution to this part of the conservation area.

Wood Green Common

5.33 Wood Green Common occupies a large area to the south of Station Road and provides the conservation area with its characteristic sense of openness. The Common is divided into two constituent areas, the open green space at its western end and the well planted landscaped gardens to the east. Views of Alexandra Palace and the area to the west of the railway line are available from much of the Common and also contribute to the area's character.

5.34 The western section of the common forms a large expanse of grassed open parkland lined on its northern side by row of mature London Plane trees and bounded to the south and west by a tall red brick wall that delineates the New River Path. A relatively well maintained play area has a neutral impact on the character of the open space at the western end of this section of the common.

5.35 The narrow crescent shaped area of land to the south west of the red brick wall that defines the boundary of Wood Green Common is occupied by small single storey buildings that are constructed of stock brick and have slate roofs. Due to the height of the brick wall, views of and into the site are limited.

5.36 The eastern section of Wood Green Common comprises an attractively landscaped well-planted and well maintained public garden. The garden is surrounded by a dense Hawthorn hedgerow and cast iron railings and is lined to the north and east by mature London plane trees. Its centrepiece is a granite fountain, bearing the inscription 'In the memory of C.W. Barratt Esq., Chairman of Barratt & Co Ltd.', from which a series of pathways radiate to the park's entrances from Station Road, Western Road and Mayes Road. A prominent pergola, which is now covered in dense vegetation, surmounts a curved pathway and public seating situated to south of the fountain.

Western Road and Mayes Road

5.37 The southern corner of the conservation area contains a cluster of large educational and institutional buildings fronting Western Road and Mayes Road.

Given the scale and prominence of these buildings, the character and appearance of this small area contrasts with the majority of the conservation area, which is characterised primarily by public open spaces interspersed with residential streets.

- 5.38 To the west of Western Road, Wood Green Common is fronted by a grand neo-Classical building which formerly housed a public swimming pool and is currently occupied by a conference and exhibition centre, known as the Decorium. The two storey building is constructed of yellow stock brick with red brick and cream-painted rendered detailing. The building's main northern façade includes a large classically-inspired portico surmounted by a shaped gable. However, the gable is dominated by prominent green signage set at roof level and fails to preserve the building's architectural integrity. The Decorium is surrounded by a tall hedge and cast iron railings. The building's eastern flank elevation fronts directly onto Western Road and is of much less architectural merit than the main façade, although a row of circular ground floor windows, which are currently boarded up, are of potential interest.
- 5.39 On the eastern side of Western Road, Alexandra School is a London Board School designed by G.E.T Lawrence, which dates from the turn of the 20th Century and comprises of two principal buildings overlooking a central playground. The larger of the school buildings, situated to the south of the playground, consists of two double-height storeys plus an attic level, which is set within a steeply sloping roof. The building is constructed of London stock brick and has a richly detailed façade which includes terracotta copings to the gables. The slate roofscape is dominated by its tall central cupola and shaped gables, which are surmounted by ball finials and flanked by two storey towers with short spires. The smaller of the school buildings defines the eastern side of the playground and fronts directly onto Western Road. Both of the buildings have prominent red painted guttering and down-pipes and their façades incorporate red brick and terracotta detailing.
- 5.40 A series of outbuildings surround the main school buildings, whilst the school yard is bounded to the east and north by a low stock brick wall which has recently been surmounted which wire fencing. Both of the school buildings make a significant contribution to the character and appearance of this part of the conservation area.
- 5.41 To the east of Alexandra School, at the junction between Western Road and Mayes Road, Granta House comprises a part two, part three storey building with a curved façade, which is occupied by local government office space. This building is constructed of yellow brick and has a prominent overhanging slate roof. The façade is dominated by the building's highly reflective fenestration, which has a clear horizontal emphasis. The building is of limited architectural merit and overall makes a neutral contribution to the conservation area.
- 5.42 Cambridge House, No. 109 Mayes Road, is situated to the east of Granta House at the eastern periphery of the conservation area. It is a five storey, locally listed office building, which fronts directly onto Mayes Road, and is constructed of red brick with rusticated sandstone at ground floor level and a slate roof within which circular dormer windows constructed of copper are set. The façade incorporates a series of tapered columns with cushion capitals as well as decorative terracotta above the main entrance to the building, which is recessed within a large prominent

arch. A plaque adjacent to the entrance states that the building was erected in 1897 as the headquarters for Barratt & Co Confectioners who moved from Islington to Wood Green in 1880.

- 5.43 Situated opposite Cambridge House, the rear elevation and garden to No. 17 Tower Terrace is prominent in views of the conservation area from the northern section of Mayes Road.

Tower Terrace

- 5.44 Tower Terrace is a narrow residential street, which connects Mayes Road, Parkland Road and Station Road. The south eastern side of Tower Terrace is lined with Victorian terraced properties, whilst the north western side of the road opens out to form small areas of raised grassland, which are likely to have previously formed part of Wood Green Common.

- 5.45 At the southern end of the street, Nos. 9 to 17 (odd) form a consistent group of two storey locally listed Victorian properties, with attic and basement levels. All are relatively well maintained and make an attractive and positive contribution to the character of the area. The terrace has a slate gambrel roof and the end of terrace building and the central building in the terrace have raised gables. Nos. 14 & 15, have recently added dormer windows which are out of keeping with the roofscape of the adjoining properties. All of the buildings include richly detailed white-painted entrances, window surrounds and prominent keystones. Several also retain the traditional walls surrounding their gardens which include motifs similar to those set within the keystones. The small green space in front of these properties is an attractive well planted space and is surrounded by dwarf granite walls.

- 5.46 On the northern side of Parkland Road, Nos. 5 to 8 (consecutive) Tower Terrace are locally listed two storey Edwardian houses originally constructed in yellow London stock brick. They have canted bay windows at ground and first floor level and slate roofs with terracotta detailing at their ridges. They also have prominent white and cream painted windows surrounds and decorative carved wooden porches. Unfortunately, No. 7 Tower Terrace now has a red painted façade and an enclosed modern entrance. It detracts from the otherwise consistent group of locally listed properties. At the northern end of Tower Terrace, No. 4 is an Edwardian property with a white painted façade and decorative motifs between ground and first floor level. It also has a square bay at ground and first floor level which is surmounted by a triangular gable with half timber detailing. This row of properties is considered to make a positive contribution to the character of the conservation area.

Bradley Road

- 5.47 Bradley Road is a cul-de-sac situated on the northern side of Station Road. The north eastern side of the Bradley Road is lined with residential dwellings, whilst the south western side of the street is fronted by various garages and outbuildings serving properties fronting Station Road. Bradley Road is terminated at its north western end by St Paul's Roman Catholic Primary School.

- 5.48 The junction between Bradley Road and Station Road is defined by Sylvia Lawla Court, a four storey red brick block of flats which was built in the late 20th Century

and is of limited architectural merit. To the north west of this block, Nos. 4 to 19 (odd) Bradley Road is a two storey terrace of varying condition and appearance. Nos. 1 to 7 (consecutive) Bradley Road are constructed of red brick, whilst Nos. 8 to 19 (consecutive) are constructed of yellow London stock brick with red brick detailing. Several of the properties have been unsympathetically altered with modern windows, painted brickwork and extended porches. However, when viewed as a whole, it is considered that the terrace makes a positive contribution to the conservation area.

- 5.49 The south western side of Bradley Road is fronted by the unattractive garages and outbuildings to the buildings fronting Station Road. The inconsistent rear elevations and gardens to the properties fronting Station Road, including the Roman Catholic Church also have a detrimental impact on the streetscene. As outlined previously, Bradley Road is terminated by St Paul's Roman Catholic Primary School and it is considered that the functional school buildings fail to contribute to the streetscape of Bradley Road.

6. PLANNING POLICY FRAMEWORK

National

- 6.1 The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that: -

"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."

- 6.2 This intention has been reinforced by English Heritage in their document "Conservation Area Practice" and in their latest consultative guidance documents produced for the DCMS, ODPM & PAS in February 2006, "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". These bring up to date the required approach to conservation areas in line with the legislative and planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area that cannot by themselves be an SPD. After consultation and revision this Appraisal will be presented to the Council's Planning Applications Sub-Committee for formal adoption.
- 6.3 A new three-part heritage "Best Value Performance Indicator" (BV219) issued by the ODPM on 28 February 2005 to monitor local authorities' performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.
- 6.4 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.

- 6.5 The involvement of the public in deciding what (in the historic environment) is valuable and why has become increasingly important, especially in the wake of “Power of Place”, a report produced by a 20-strong steering group representing a wide range of interests lead by English Heritage in December 2000. In response to this, English Heritage are now in the process of updating their guidance to take on board new approaches to identifying and sustaining the values of place in line with the Government’s heritage protection reform proposals that are likely to lead to legislative changes involving the establishment of a single integrated ‘Register of Historic Sites and Buildings of England’. Clear direction and advice will be essential to amplify and reinforce PPG15 & PPG16. As a result they have produced a document “Conservation Principles: Consultation Draft” requesting responses by 21 March 2006. Its primary aim is:-

“to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application.”

“a place is any part of the historic environment that people perceive as having particular identity or distinctiveness. ...an understanding of the values a place has, ...should be seen as the basis of sound decisions about its future. ...However, decisions about change do need to be informed by a clear appreciation of the risks posed to the values of the place concerned, both now and as they may be perceived by future generations.”

“We must always recognise that change offers the potential not only to protect the existing values of places, but also to enhance and add to them. It is the means by which each generation aspires to create an even richer historic environment than the one it inherited, one that will in its own turn be valued by the generations to whom it is bequeathed.”

“sustaining cultural values in the historic environment involves not only avoiding harm to what is currently valued, but also adding that which may be valued in the future.”

Regional

- 6.6 The Mayor of London’s “London Plan: Spatial Development Strategy for Greater London” forms part of the statutory plan for the Borough. It contains a range of policies relating to ‘Built heritage and views’, ‘Biodiversity and natural heritage’, ‘Built heritage’, ‘Design’ and ‘Canals and river navigations’ all of which have relevance to conservation areas.

- 6.7 Policy 4B.10 ‘London’s built heritage’ confirms that:-

“The Mayor will work with strategic partners to protect and enhance London’s historic environment.

UDP policies should seek to maintain and increase the contribution of the built heritage to London’s environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London’s people while allowing for London to accommodate growth in a sustainable manner.”

- 6.8 Policy 4B.11 ‘Heritage conservation’ recommends:-

“Boroughs should:

- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, and that policies recognise the multi-cultural nature of heritage issues*
- *identify areas, spaces and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment.”*

6.9 Policy 4B.12 ‘Historic conservation-led regeneration’ emphasises that:-
“The Mayor will, and boroughs should, support schemes that make use of historic assets and stimulate environmental, economic and community regeneration where they:

- *bring redundant or under-used buildings and spaces into appropriate use*
- *secure the repair and re-use of Buildings at Risk*
- *help to improve local economies and community cohesion*
- *fit in with wider regeneration objectives*
- *promote inclusiveness in their design.”*

6.10 Policy 4B.14 ‘Archaeology’ states that:-
“The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London’s archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area.” (PPG16)

6.11 Policy 4B.15 ‘London View Protection Framework’ contains strategically important views, of which Linear View X ‘St Paul’s from Richmond Park’ passes through the southern part of the Borough.
“The Mayor will keep the list of designated views under review.”

6.12 Policy 4C.3 ‘The natural value of the Blue Ribbon Network’ has relevance to the Borough through the Grand Union Canal and River Thames.

“The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:

- *resisting development that results in a net loss of biodiversity*
- *designing new waterside developments in ways that increase habitat value*
- *allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London’s world city status*
- *taking opportunities to open culverts and naturalise river channels*
- *protecting the value of the foreshore of the River Thames.”*

6.13 Policy 4C.10 ‘Historic environment’ stresses that:-

“The Mayor will, and boroughs should, give careful consideration to the relationship between new development and the historic environment, including listed buildings and archaeological areas. The tidal foreshore is an area of particular importance. Development should also respect waterway heritage including important structures, such as cranes and other waterway infrastructure.”

6.14 Policy 4C.11 ‘Conservation areas’ states that:-
“Boroughs, in conjunction with the Mayor, English Heritage and neighbouring local planning authorities, should develop a consistent approach to the delineation of Conservation Areas and the relationship of boundaries to water spaces.”

6.15 Policy 4C.20 ‘Design – starting from the water’ emphasises that:-
“The Mayor will, and boroughs should, seek a high quality of design for all waterside developments. All development, including intensive or tall buildings, should reflect local character, meet general principles of good urban design and improve the quality of the built environment.

In addition, development should integrate successfully with the water space in terms of use, appearance and physical impact and should in particular:

- *include a mix of uses appropriate to the water space, including public uses and open spaces, to ensure an inclusive accessible and active waterside and ground level frontage*
- *integrate into the public realm, especially in relation to walking and cycling routes and borough open space strategies. Public art will often be appropriate in such locations as well as clear signage, information and lighting to promote the use of waterside spaces by all*
- *incorporate built form that has a human scale of interaction with the street, public spaces and waterside and integrates with existing communities and places*
- *recognise the opportunity to provide landmarks that are of cultural and social significance along the waterways, providing orientation points and pleasing views without causing undue harm to the cohesiveness of the water’s edge*
- *relate successfully in terms of scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the River Prospects or other locally identified views. Such juxtaposition of buildings should take into account river meanders and the impact these can have on how buildings may be seen together*
- *incorporate sustainable design and construction techniques, in particular a precautionary approach to flood risk.”*

6.16 Policy 4C.28 ‘Development adjacent to canals’ points out that:-
“The Mayor will, and boroughs should, expect development adjacent to canals to respect the particular character of the canal. For strategic referrals the Mayor will require a design statement to cover the site and its context. In particular, opportunities should be taken to improve the biodiversity value of canals.”

Local

- 6.17 Haringey's Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to 'Strategy'; 'Development and Urban Design' and 'Conservation'. "Both the conservation of the built environment, (in terms of preserving cultural heritage and ensuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people's quality of life) are seen as integral components of sustainable development."
- 6.18 Policy G1: Environment:-
"Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources."
- 6.19 Policy G2: Development and Urban Design:-
"Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment."
- 6.20 Policy G10: Conservation:-
"Development should respect and enhance Haringey's built heritage in all its forms."
- 6.21 Policy UD4: Quality Design:-
"Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality."

The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:

- a) urban grain and enclosure;*
- b) building lines;*
- c) form, rhythm and massing;*
- d) layout;*
- e) height and scale;*
- f) landform, soft and hard landscape, trees and biodiversity;*
- g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);*
- h) architectural style, detailing and materials;*
- i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas;*
- j) living frontages and public realm;*
- k) any identified local views;*
- l) `designing out crime and fear of crime (including designing out graffiti, where feasible;*
- m) walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot."*

- 6.22 Policy CSV1: Development in Conservation Areas:-
“The Council will require that proposals affecting Conservation Areas:
a) *preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;*
b) *recognise and respect the character and appearance of Conservation Areas;*
c) *protect the special interest of buildings of architectural or historic interest.”*
- 6.23 Policy CSV2: Listed Buildings:-
“There is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:
a) *preserve or enhance the historic character and qualities of the buildings;*
b) *recognise and respect the character and appearance of listed buildings;*
c) *protect the special interest of buildings of architectural or historic interest;*
d) *do not adversely affect the setting of listed buildings;*
e) *retain the original use of a listed building wherever possible.”*
- 6.24 Policy CSV3: Locally Listed Buildings & Designated Sites of Industrial Heritage Interest:-
“The Council will maintain a local list of buildings of architectural or historic interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.”
- 6.25 Policy CSV4: Alterations & Extensions to Listed Buildings:-
“The Council will require that alterations or extensions to listed buildings:
a) *are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
b) *relate sensitively to the original building;*
c) *do adversely affect the setting of a listed building.”*
- 6.26 Policy CSV5: Alterations & Extensions in Conservation Areas:-
“The Council will require that alterations or extensions to buildings in Conservation Areas:
a) *preserve or enhance the character of the Conservation Area;*
b) *retain or reinstate characteristic features such as doors, windows or materials of buildings.”*
- 6.27 Policy CSV6: Demolition of Listed Buildings:-
“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”
- 6.28 Policy CSV7: Demolition in Conservation Areas:-
“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”

- 6.29 Policy CSV8: Archaeology:-
“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:
a) *applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;*
b) *development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.*
The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”

Supplementary

- 6.30 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.

- 6.31 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-
“It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.

But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.

Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.

Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant ‘improvements’ such as plastic windows or stone cladding may destroy a building’s historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.

Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.

Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.

We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”

7. AUDIT

Introduction

7.1 An audit of the fabric of the Wood Green Common Conservation Area has been undertaken to identify listed buildings, unlisted buildings that contribute to the character and appearance of the Conservation Area, buildings and streetscape and other elements that detract from its character and appearance are also identified.

7.2 STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
Park Avenue Tunnel entrance to the New River	10.05.74	II
Station Road Former Starting Gate Public House	14.10.92	II

7.3 LOCAL LISTED BUILDINGS OF MERIT

Address	Date First Listed
Bridge Road Nos. 1 to 15 (odd)	27.01.97
Dorset Road Nos. 2 to 24 (even) Nos. 15 to 19 (odd)	27.01.97 27.01.97
Mayes Road Cambridge House	27.01.97
Tower Terrace Nos. 5 to 8 and 9 to 17 (consecutive)	27.01.97

POSITIVE CONTRIBUTION BUILDINGS

7.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Wood Green Common Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006.

Barratt Avenue

Nos. 1 to 27 (odd)
Nos. 2 to 14 (even)
Nos. 16 to 42 (even)

Bradley Road

Nos. 4 to 19 (consecutive)

Buckingham Road

Nos. 1 to 13 (consecutive)

Park Avenue

Nos. 48 & 50

Nos. 51 to 57 (odd)

Nos. 59 to 69 (odd)

St Michael's Terrace

Nos. 1 to 6 (consecutive)

Nos. 7 to 14 (consecutive)

Station Road

Nos. 80 to 92 (even)

Nos. 98 to 106 (even)

No.110; No. 126; No. 130

Terrick Road

Nos. 3 to 13 (odd)

Weston Road

The Decorium (former public swimming pool building)

Alexandra School

SHOPFRONTS OF MERIT

- 7.5 Within the Wood Green Common Conservation Area the few retail units are of limited merit and are considered to be neutral, the only commercial frontage of merit being the pub front of the following Grade II listed building:

Station Road

The Gate Public House (formerly the Starting Gate P.H.) ground floor façade.

ELEMENTS OF STREETScape INTEREST

- 7.6 The character and appearance of the Wood Green Common Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and planting and mature trees contribute greatly to the area's quality, character and appearance. Most of the streets within the conservation area contain granite kerbs and gutters and many are tree lined and have front gardens with semi-mature and mature trees.

Avenue Gardens

Mature deciduous trees; granite sets; undulating topography; New River tunnel entrance and bridge.

Bridge Road

Granite sets, kerbstones, London Plane trees, Silver Birch trees.

Buckingham Road

Dense vegetation lining the adjacent railway line; cast iron railings lining the western side of the road; kerbstones.

Dorset Road

Granite sets, kerbstones.

Park Avenue

Red brick bridge mountings, which formerly supported the Great Eastern Railway's branch line; dense vegetation lining the former railway line.

St Michael's Terrace

Granite sets surrounding Avenue Gardens, kerbstones.

Station Road

Mature London Plane trees lining Wood Green Common; the New River and bridge.

Terrick Road

Cast iron bollards; kerbstones.

Tower Terrace

Small, densely vegetated green spaces on the northern side of the Terrace; granite sets, kerbstones.

Weston Road

Red painted cast iron railings surrounding the Alexandra Primary School.

Wood Green Common

Mature London Plane trees; landscaped public space at the eastern end of the Common, including pergolas, cast iron railings and granite fountain; red brick wall surrounding the western side of the common.

DETRACTORS

7.7 Inevitably there are buildings that detract from the character and appearance of the Wood Green Common Conservation Area. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area.

Bradley Road

Garages fronting the south western side of the road; St Paul's Roman Catholic School.

Terrick Road

Garages on the western side of the road; Rear elevation to the Post Office sorting office.

8. DEVELOPMENT CONTROL ISSUES

8.1 The potential future pressures for development that can diminish and harm the character and appearance of the Wood Green Common Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

Residential areas

8.2 The primary cause of change to the character and appearance of the residential streets has been incremental changes to domestic properties. Much of the development that has occurred does not, however, fall within the remit of planning control. The main issues are set out below.

• **Forecourt Parking and Vehicular Crossovers**

8.3 The introduction of forecourt parking on a hard-standing within the front gardens of properties to enable parking (where space allows) has led to the loss of front garden walls and a reduction in the amount of vegetation on the frontage in a number of locations. This is most evident on Bounds Green Road. The effect is to disrupt the visual continuity and enclosure of the frontage. This erodes the character and appearance of the street but can also be undertaken without planning permission.

• **Original features**

8.4 Loss of original features, materials and details is evidence throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork are amongst the most important noticeable changes that can diminish the quality, richness and visual cohesion of the frontages.

• **Brickwork and Stonework, Painting, Render and Cladding**

8.5 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the appearance, integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials and to a lesser extent the infilling of recessed doorways and porches.

• **Dormer Windows**

8.6 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

• **Shopfronts and Signage**

8.7 Within the Wood Green Common Conservation Area certain isolated properties have inappropriate shopfronts that suffer from unsympathetic fascia signage (internally illuminated boxes, over sized lettering and signboards) or result in visual clutter due to advertisements, prominent shopfront security (externally fixed roller shutters) or fixed plastic canopies.

8.8 To preserve and enhance the character and appearance of the conservation area, the shopfronts of merit, and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

Future change

8.9 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views to rear elevations from nearby streets.

Opportunity Sites

8.10 The Post Office depot is a site that may potentially come forward for redevelopment, providing an opportunity for improving the streetscape of both Buckingham Road and Terrick Road.

9. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 9.1 The boundary of the Wood Green Common Conservation Area has been reviewed as part of this study.
- 9.2 The principal issue to consider in undertaking such a review is whether any area under consideration has the same '*demonstrably special architectural and historic interest*'¹ as the adjoining part of the Conservation Area, thereby indicating that the character and appearance should be preserved or enhanced.
- 9.3 PPG 15, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration. Accordingly, areas currently within the Conservation Area of little or no intrinsic quality have also been reviewed. These have the potential for removal on the basis that the redevelopment within those areas must pay regard to the conservation area. In addition, it enables the removal of areas that may diminish the overall value of the area.
- 9.4 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.
- 9.5 The following tests have been applied in reviewing the boundary of the Wood Green Common Conservation Area.

Test 1 **Boundary**

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation area?
- Is the area clearly beyond the defined edge of the conservation area?

Test 2 **Architectural Quality and Historic Relevance**

- Is area of similarly '*demonstrable special architectural or historic interest*' as the rest of the conservation area?
- The following have been considered:
 - i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;
 - ii) Whether the development within the area dates from a similar period to substantial parts of the conservation area;
 - iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation area;
 - iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation area;

¹ Conservation Area Practice – English Heritage

- v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation area;
- vi) Whether the development within the area is of notable architectural and historic interest in its own right.

Test 3 Townscape Quality

Consideration is also given to the quality of the area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the Conservation Area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of front gardens to parking spaces;
 - ii) removal of frontage walling;
 - iii) alterations to the roofs;
 - iv) loss of original details (doors/windows/ porches/ decorative panelling/ chimneys) or re-facing of brickwork;
 - v) alterations and extensions (introduction of alien dormers/ infilling between properties/ prominent rear extensions).

Review

- 9.6 The Wood Green Common Conservation Area has a relatively well-defined boundary which is formed by the following:
- Bridge Road to the north;
 - the alignment of the former Great Eastern Railway branch line to the north-east;
 - the edge of the Wood Green town centre to the east;
 - mixed residential and commercial streets to the south-east;
 - light industrial uses to the south;
 - Station Road to the south-west;
 - Buckingham Road to the north-west.
- 9.7 The conservation area essentially comprises two residential areas and two areas of open space trisected by the busy B151 Station Road / Park Avenue and Buckingham Road. The conservation area is separated from the rising land on the west side of the railway cutting which is within the Hornsey Water Works and Filter Beds Conservation Area and Alexandra Palace and Park Conservation Area by a narrow strip of land on the west side of Buckingham Road / Station Road.
- 9.8 The public consultation into the draft of this conservation area appraisal has resulted in a request for the conservation area boundary to be extended to include Alexandra Palace railway station and the adjoining land west of Buckingham Road and Station Road. The railway station was built in the 19870s as an auxiliary station to serve the, then newly constructed, Alexandra Palace to the west. It is an attractive building of Gault brick with red brick banding, complementary in materials to the Palace that makes a positive contribution to the setting of the conservation area. The strip of land to the north of the station, between the railway cutting to the west and Buckingham Road to the east, forms a green buffer zone between the busy main line railway tracks and the existing conservation area. It contains some mature trees and shrubs, including a line of pollarded lime trees to the north of the

station, that make a significant contribution to the setting of the adjoining conservation area. Inclusion of this area within the Wood Green Common Conservation Area would add to its character and appearance of low intensity of development and would continue the impression of an open space corridor from Alexandra Park through to Wood Green Common and Avenue Gardens. It would complement the setting of the surrounding existing conservation areas by preserving views into and out of them.

- 9.9 The Alexandra Palace railway station and the strip of land to the north, between the railway cutting to the west and Buckingham Road can be considered to meet the tests for inclusion within the conservation area. Therefore, it is recommended that the boundary is amended to include this area of historic relevance and townscape quality.

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11. PLANS









1. Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens.

This document is based on work undertaken for the London Borough of Haringey by:

Nathaniel Lichfield & Partners Ltd
Planning Design Economics
14 Regent's Wharf
All Saints Street
London, N1 9RL



Plan 1: Conservation Area Boundary, Built Heritage Appraisal and Local List of Historic Parks and Gardens

- | | | | |
|---|--------------------------------|---|---|
|  | Conservation Area Boundary |  | Positive Contributor |
|  | Recommended Boundary Extension |  | Neutral Contributor |
|  | Statutory Listed Building |  | Detractor |
|  | Local Listed Building of Merit |  | Locally Listed Historic Park and Garden |

**Conservation Area No. 10
Wood Green Common**

Conservation Area Character Appraisal

Committee Draft February 2008



London Borough of Haringey

**Conservation Area No. 12
Trinity Gardens**

Conservation Area Character Appraisal

Committee Draft February 2008

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1. INTRODUCTION

Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-

"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."

- 1.2 The Borough has 28 such areas designated over 36 years, of which Trinity Gardens Conservation Area, designated on 22 September 1978 and extended on 21 June 1988, is one.

- 1.3 Under Section 71 of the Act, once an area has been designated:-

"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.

- 1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers. The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation Area Design Guidance as part of the Council's evolving Local Development Framework (LDF). This will be supported by the adopted and published Appraisals. The third stage will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.

- 1.6 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

- 1.7 So, in line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria: -

- current and past land use;
- social and economic background;
- orientation;

- archaeological and historic sites;
- geological and topographical mapping;
- density and types of building;
- place names and earliest references;
- communication types and patterns;
- comprehensive and selective historic mapping;
- aerial photographs;
- documentary sources;
- historic environment record (HER) data;
- characterisation and extensive urban studies (EUS);
- statutory and non-statutory designations.

1.8 The aims of this Appraisal are therefore to:-

- set out the special architectural and historic interest of the Trinity Gardens Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;
- identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;
- identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
- examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
- Identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

1.9 It should be noted that the Appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

2. CONSERVATION AREA DESIGNATION AND EXTENSION

Designation

2.1 The Trinity Gardens Conservation Area was first designated on 22nd September 1978. The initial boundary included Trinity Gardens, Nightingale Gardens, Crescent Gardens, the George IV Memorial Garden and the roads and buildings immediately adjoining these spaces.

Extension

2.2 The conservation area was extended on 21st June 1988 to include the south eastern section of Bounds Green Road, Ewart Grove, Williams Grove and Pellatt Grove to the east of the High Road to create the present day boundary.

3. HISTORICAL DEVELOPMENT

- 3.1 This section provides an overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved provides an essential tool in interpreting its present day character and appearance.

Before 1800

- 3.2 The area covered by the Trinity Gardens Conservation Area is situated within Wood Green, an area which developed during the Saxon period as a hamlet known as 'Woodleigh'. Throughout its early development, Wood Green was connected to London by a track following a similar route to contemporary Green Lanes. The Trinity Gardens Conservation Area is situated at the ancient junction between the High Road (Green Lanes) and Bounds Green Road, which was established in the 14th Century. The common land situated to the north of this junction, at the top of Clay Bush Hill (later Jolly Butchers Hill), was originally known as the Roundabout and later evolved to become Trinity Gardens.
- 3.3 By the 13th Century, much of Wood Green was occupied by open farmland following the deforestation of areas of the Middlesex Forest. Coppiced woodland however remained prevalent in Wood Green until well into the 17th Century. The area now covered by the Trinity Gardens Conservation Area is likely to have formed part of the expansive Bowes Farm Manor Estate, which dated from 1412 when King Henry IV granted the Bowes and Dernford Manors to the Dean and Chapter of St Paul's Cathedral. During the late 17th Century, some areas of the Estate became freehold and the area covered by the Conservation Area was occupied almost entirely by Wood Green Farm, which extended over a triangular area to the north and west of Bounds Green Road and The High Road respectively. In 1798, the farm, which covered over 58 acres, was owned by William Wrangham of Palmers Green and farmed by Thomas King.
- 3.4 During the early development of the settlement of Wood Green, the area to the south of Wood Green Farm, which is now covered by Nightingale Gardens, was occupied by the Bakersfield Estate and the eastern margins of the Nightingale Hall Farm Estate. The Bakersfield Estate was originally held by the Prioress of Kilburn, but was seized by the crown during the Dissolution in 1544 and sold to Henry Audley and John Cordell. The Nightingale Estate, which occupied land formerly comprising the ancient Woodreddings and Austynredding Estates, was formed in 1769. In 1798 its tenant was John Giles and the Estate was sublet to Thomas Dale, the son of a stable keeper in the City.
- 3.5 Between 1609 and 1613 Sir Hugh Myddeltons and the New River Company constructed the New River to provide water for north London. The river meandered through Wood Green and circumvented the south-eastern edge of the area now covered by the Trinity Gardens Conservation Area. The proximity of Wood Green to the new water course enhanced the area's reputation and between the 17th and early 19th Century large properties were developed in the area as country retreats for wealthy Londoners. However, few dwellings were constructed in the area now covered by the Trinity Gardens Conservation Area, which continued to be primarily occupied by farmland and coppiced woodland.

1800-1850

- 3.6 By the early 19th Century, most of the woodland within the Parish of Tottenham had been cleared and replaced by pasture and arable farmland. Whilst there were few buildings within the area, the current pattern of roads and open space was established by the beginning of the 19th Century.
- 3.7 The population of Wood Green grew steadily as traders and merchants from the City of London began to colonise the area. By 1841 Wood Green was inhabited by approximately 400 people. The majority of the area now covered by the Trinity Gardens Conservation Area remained occupied by a few farms, namely Wood Green Farm, Nightingale Hall Farm and the Bakersfield Estate. During this period Wood Green Farm was owned by James Foster and occupied by Frederick Attenbring whilst the copyhold to Nightingale Hall Farm was owned by the Woodward family. The latter was expanded in 1843 when Mary Ann Woodward also purchased the Bakersfield Estate.
- 3.8 In 1843 the four houses situated at the junction between Bounds Green Road and the High Road were constructed. Of these properties, Nos. 7 and 9 Bounds Green Road are now listed and comprise the oldest buildings within the conservation area. The following year, a Chapel of Ease was also consecrated at the junction between the High Road and Bounds Green Road. The Chapel, which was dedicated to St Michael, was designed by Sir George Gilbert Scott and W.B. Moffatt. In 1849 almshouses known as the Fishmongers and Poulterers Institution were erected on the High Road to accommodate retired fishmongers and poulterers. Also during the mid 19th Century, prior to the arrival of the railways in Wood Green, the New River was culverted into a tunnel, enabling Nightingale Gardens to be laid out to the south of Trinity Gardens.

1850-1900

- 3.9 The Great Northern Railway Act (1846) had a significant impact on the development of the Wood Green area. The GNR line, which passes to the west of Wood Green, opened in 1850 and Wood Green Station (now Alexandra Palace Station), located approximately 0.5km to the southwest of the conservation area, was completed in 1859. The new GNR line enabled the mass transportation of workers into Kings Cross Station and had a marked impact on the subsequent development of Wood Green. A branch line was also constructed by the Great Eastern Railway in 1878 from Seven Sisters to Palace Gates station, which was situated to the south of the conservation area. The branch line enabled workers to travel to the docks and factories of east London and therefore also had an important bearing on the area's development.
- 3.10 During this period Finsbury Road, Commerce Road and adjacent streets beyond the conservation area's northern boundary were laid out by the Finsbury Freehold Land Society who purchased 92 acres of Wood Green Farm from James Foster in 1852. The development of the 'Wood Green Estate' comprised 480 plots to the west of the High Road that were offered at between £34 and £37 per annum. In addition, large detached and semi-detached villas were laid out during the 1850s and 1860s on Stuart Crescent, Ewart Grove and Pellatt Grove in the eastern section of the conservation area. In 1856 the Printer's Almshouses were also built at the junction between the High Road and Bounds Green Road by William Webb. The

Almshouses, which originally housed 12 couples, were extended in 1871 and 1891. Further west, Avenue Lodge was erected at the junction between Bounds Green Road and Park Avenue in 1880. This large residential property was once the home of physicians and surgeons Alfred Rugg and William Cromer.

- 3.11 To support the growing population of Wood Green various shops, services and public buildings were constructed during the latter half of the 19th Century. In the 1860s Finsbury Road and Commerce Road became the first shopping streets in Wood Green and by 1884 the former was lined with over 30 shops. A smaller shopping arcade was also laid out on Trinity Road to the north western edge of the conservation area. In 1855, the Fishmonger's Arms was constructed on Trinity Road on the former site of Wood Green Farm farmhouse, whilst in 1870 the King's Hotel was erected at the western end of White Hart Lane.
- 3.12 The ecclesiastical parish of St Michael's was established in Wood Green in 1866 under the Rev. John Thomas. Given the area's rapidly growing population a new church was soon required and between 1865 and 1874 St Michael's Church, designed by Sir Henry Curzon, replaced the (previously mentioned) Chapel of Ease. In addition, the associated St Michael's infants' day school (1863) and National Senior School (1872) were established during this period. The Trinity Wesleyan Methodist Chapel was erected on Trinity Road between 1871 and 1872 to designs by the Rev. J. N. Johnson, with the aid of a fund provided by Sir Francis. Prior to the development of the Chapel, Methodists had congregated in the common land that later formed Trinity Gardens. In 1875 another ecclesiastical building, the Wood Green Baptist Chapel was constructed on Braemar Avenue, whilst in 1879 a 21 foot high granite obelisk, fountains and animal drinking troughs were erected at the junction between Bounds Green Road and Park Avenue. The obelisk commemorated the life of Mrs Catherine Smithies, founder of the 'Band of Mercy' movement.
- 3.13 In addition to the development of ecclesiastical buildings and memorial structures, other developments during this period included the construction of the Wood Green Higher Grade Board School in 1889. The school was erected on a site to the east of contemporary Trinity Gardens and is now occupied by the Nightingale Primary School.
- 3.14 Despite the area's growing population and the development of shops and public services during the late 19th Century the area now covered by Nightingale Gardens, which was formerly common land, remained wasteland.

1900-1945

- 3.15 By the turn of the century most of the residential streets at the periphery of the area now forming the Conservation Area were in place and subsequent development was essentially limited to isolated sites. Notable development during this period includes the Baptist Church designed by George Baines on Braemar Avenue

(1907), a branch of Clark's College at "The Hollies" on Stuart Crescent (1909) and a Day Nursery and Clinic also on Stuart Crescent (1918). St Michael's Church Hall was also constructed on Bounds Green Road in 1911. Few residential properties were constructed in the area during this period. However, Morum House, a former undertakers built in an Art Deco style, was developed on the southern side of Bounds Green Road in 1930. During the 1920s and 30s Ewart, Williams and Pellatt Grove were also developed more intensively in the eastern section of the conservation area.

- 3.16 During the early decades of the 20th Century Trinity Gardens, Nightingale Gardens and Crescent Gardens were laid out following the formation of the Wood Green Urban District Council in 1894. In 1904 the obelisk memorial to Mrs Catherine Smithies was relocated to Trinity Gardens due to the laying of electric tram lines on Bounds Green Road. Following the end of the First World War a civic war memorial was also erected in Crescent Gardens.

1945-Present Day

- 3.17 Development within the conservation area during the post war period has been largely confined to the redevelopment of existing buildings. In 1958 the Wood Green Civic Centre was opened opposite Crescent Gardens following the amalgamation of the Boroughs of Wood Green, Hornsey and Tottenham. The building was designed by Sir John Brown and A.E. Kenson and Partners and replaced the former Fishmongers and Poulterers Almshouses. During the early 1970s the Trinity Chapel was converted into the Greek Orthodox Cathedral of St Mary. St Michael's Junior School was constructed in 1972 on the southern side of Bounds Green Road, whilst in 1974, Greenriding House, a large telecommunications building, replaced the former Printer's Almshouses at the junction between Bounds Green Road and the High Road just outside the conservation area.
- 3.18 Examples of residential development in the Trinity Gardens Conservation Area during the post war period include Lee Court, a functional block of flats erected in the 1960s on Bounds Green Road, and Nos. 27 & 29 Bounds Green Road, which were rebuilt in 1987. In addition, Woodleigh Court replaced "The Hollies" on Stuart Crescent, Caleb Court and the Wood Green Labour Club were constructed on White Hart Lane and several flats and houses were built on Williams and Pellatt Groves during this period. There have also been several minor alterations and additions to the various ecclesiastical buildings situated within the Conservation Area during this period.

4. CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

General Identity and Character of the Conservation Area

- 4.1 The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form) character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of or prevailing land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.
- 4.2 The assessment of the character and appearance of the area is based on the present day situation. Interest in an area may consequently derive from the combined effect of subsequent developments that replaced the earlier fabric as well from the original remaining buildings and street pattern and open spaces.
- 4.3 There is a presumption to retain buildings that make a positive contribution to the character of the area. Buildings considered to be examples of high quality modern or distinctive design have also been judged as making a positive contribution to the character of the area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement with something of a more appropriate scale and massing or detailed architectural treatment would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

Topography

- 4.4 The Trinity Gardens Conservation Area is relatively level. The High Road rises gradually as it enters the southern boundary of the conservation area in the vicinity of Bounds Green Road and descends to the north of the area.

Urban Grain

- 4.5 The conservation area is primarily defined by the openness provided by Trinity Gardens, Nightingale Gardens and Crescent Gardens, which form a chain of linked landscaped green spaces adjacent to the area's main roads; the High Road and Bounds Green Road which bisect north-south and east-west. These open spaces are bounded and overlooked by a range of properties of domestic scale, which are interspersed with larger religious, educational and institutional buildings. Whilst this is the character for the majority of the conservation area, it is contrasted by the residential streets to the east of Crescent Gardens, where the streets are narrower, and due to the higher density of housing are characterised by its domestic scale and enclosed nature.

Sub Areas

- 4.6 Whilst the Trinity Gardens Conservation Area is centred on a relatively small geographical area it is diverse in character and appearance, its sub areas each reflecting distinctive and definable character and appearance. The common characteristics of the sub areas are broadly a function of the relationship between land use, density of development, scale and style of buildings, construction materials, period of development and the influence of soft landscaping and open spaces.
- 4.7 The conservation area can be split into sub areas for the purposes of the Appraisal in order to distinguish areas of similar character and similar periods of development. The following four sub areas have been identified and are shown on Plan 1:-
1. **Trinity Gardens and Bounds Green Road**
(The area to the west of the High Road, including Trinity Road, Finsbury Road, Trinity Gardens, Nightingale Gardens and Bounds Green Road)
 2. **High Road**
(The area surrounding the High Road, including Crescent Gardens)
 3. **White Hart Lane**
 4. (A relatively small area to the east of the High Road and north of Crescent Gardens)
 5. **Ewart Grove and Pellatt Grove**
 6. (The residential streets to the east of Crescent Gardens)

5. SUB AREA 1. TRINITY GARDENS AND BOUNDS GREEN ROAD

Overall character and appearance

- 5.1 This area, which comprises the western part of the conservation area, is focused on Trinity Gardens and is characterised by a sense of openness and verdure. It also contains Nightingale Gardens, a narrow elongated park which extends south towards Wood Green Common and creates a green corridor by connecting Trinity Gardens with Avenue Gardens to the south. Shrubs, trees and planting are widespread throughout the area and form an important element of the character and appearance. Of particular note are the mature trees, which dominate both gardens and line parts of Trinity Road and Bounds Green Road. Both Trinity Gardens and Nightingale Gardens are included on the local list of Historic Parks and Gardens.
- 5.2 Trinity Gardens is overlooked to the north and south by the properties fronting Trinity Road and Bounds Green Road respectively, most of which are of Victorian origin. The majority of the properties are of architectural and / or historical interest and positively contribute to the character and setting of the green spaces. The area also includes three distinctive church buildings, which along with the Nightingale Primary School, form the local landmarks and complement the green spaces.

Trinity Road

- 5.3 Trinity Road is a narrow street that defines the northern boundary of Trinity Gardens and, in contrast to Bounds Green Road to the south, is characterised by its tranquil, tree-lined nature. Whilst the northern side of the road is primarily lined with semi-detached and terraced Victorian properties, it is also fronted by a public house and a modern block of flats. The prominent Greek Orthodox Cathedral is situated within these residential properties and has a formative role in defining the streetscene. The western end of the street is characterised by the juxtaposition between the consistent domestic buildings lining the north of the road and the tree-lined green space on its southern side. At its eastern end, Trinity Road is more varied in character and less domestic in scale. It is dominated by the flank elevations to the Nightingale Primary School and Haringey Civic Centre and the associated car park on the southern side of the road. To the north of Trinity Road, Finsbury Road is a short cul-de-sac, which is dominated by St. Barnabas Church.
- 5.4 At the western end of Trinity Road, a narrow green space, which is lined with mature London Plane and Silver Birch trees and includes a meandering central pathway, extends north from the narrow, western end of Trinity Gardens. The green space is adjoined to the east by Rosecroft, a three-storey block of flats of late 20th Century origin, which is of limited architectural interest. The building is constructed of red brick with render white render panels, a recessed central stairwell and a set back, weather-boarded, "penthouse" at roof level.
- 5.5 The junction between Trinity Road and Finsbury Road is defined by The Prince of Wales Public House, a three-storey, typical Victorian public house. The building is constructed of London stock brick and has a rendered, cream-painted ground floor frontage and suitably sympathetic green windows and signage as well as cream window surrounds and a projecting cornice. The public house is adjoined to the north by a diminutive two-storey, stock brick addition, with red brick detailing and

cream-painted window surrounds which fronts Finsbury Road. A small car park, which serves Rosecroft, occupies the area to the north of the public house.

- 5.6 The western side of Finsbury Road is terminated by St Barnabas Baptist Church, a simply decorated red brick building with a slate roof with a prominent octagonal tower. The main façade, which has been painted white, has three arched windows, a horizontal portico and a gable which is surmounted by a red cross. The building is surrounded by tall cast iron railings and square cast iron lamps. Identical railings define the front boundaries to No. 22 Trinity Road and the adjacent Greek Orthodox Cathedral. The eastern section of Finsbury Road within the conservation area is defined by the rear gardens to the adjacent properties fronting Trinity Road, which are poorly maintained and have a detrimental impact on the streetscene.
- 5.7 To the east of Finsbury Road, Nos. 23 to 27 (consecutive) Trinity Road form a consistent group of a semi-detached and terraced Victorian properties, which are constructed of London stock brick and have slate roofs. They have unadorned façades with canted bay windows at ground floor level and white-painted lintels to upper floors. Most of the buildings retain their traditional appearance, although Nos. 24 & 25 have unsympathetic dormer windows. To the east of this group, No. 22 is a large detached Victorian villa, which is constructed of pale grey brick and a slate roof. The building's façade incorporates a pair of hexagonal bays at ground floor level, white banding and a projecting cornice.
- 5.8 The Greek Orthodox Cathedral, which is situated to the east of No. 22, dominates the northern side of Trinity Gardens. The Cathedral, which was originally built to the designs of the Reverend J. N Johnson, is constructed of pale brick with eccentric gothic detailing. The building's façade is dominated by its narrow gabled tower and octagonal spire with tower pinnacles. It also includes a large arched window with geometric bar tracery, which is flanked by angular lancets and set above a pedimented portico that incorporates decorative arched friezes.
- 5.9 To the east of the Greek Orthodox Cathedral, Nos. 20 and 21 Trinity Road are a pair of semi detached Victorian villas with a cream-painted façade, ornate shaped gables and canted bay windows, which are surmounted by white-painted crenellations. The buildings represent a departure from the adjacent terraced dwellings, but are of architectural interest and make a positive contribution to the streetscene. As with several of the properties within the conservation area, however, their front gardens provide space for car parking.
- 5.10 The Victorian terrace of dwellings at Nos. 16 to 19 (consecutive) are constructed of London stock brick with slate roofs and have ground floor canted bay windows, painted window surrounds and arched entrances with decorative mouldings. However, Nos. 17 & 18 have painted façades and modern tiled roofs but all are of architectural interest. The end of terrace property, No. 15, is a two-storey red brick property with a slated mansard roof addition, within which unsympathetic centrally located dormer windows are set.
- 5.11 Further east, Nos. 10 to 14 (consecutive) Trinity Road are detached and semi detached Victorian villas constructed of London stock brick with slate roofs and hexagonal bays at ground floor level. Nos. 13 & 14 include a series of

unsympathetic dormer windows, which severely disrupt the properties' roofscape. Of these buildings, Nos. 10 & 11 remain largely intact, and are set within attractive, well-planted front gardens.

- 5.12 The remainder of the northern side of Trinity Road is fronted by Nos. 1 to 9 (consecutive), which form a consistent terrace of attractive two-storey Victorian properties similar in appearance to Nos. 16 to 19 (consecutive) Trinity Road. Most of the properties in the group remain largely intact, with timber sash windows and slate roofs. No 3 Trinity Road, however, has an unsympathetic grey-painted façade. The northern side of the road is terminated at its eastern end by the former Fishmongers Arms.
- 5.13 At its eastern end, the southern side of Trinity Road is dominated by the flank and rear elevations to the Nightingale Primary School and Haringey Civic Centre and by the large car park situated between these buildings. The school is an attractive three-storey Victorian building with a red tiled roof. The flank and rear elevations, which are visible from Trinity Road, include narrow shaped gables, larger triangular gables, red brick banding and large sash windows. The large five-storey towers, which are surmounted by tall white painted cupolas, are also clearly visible from this section of Trinity Road. The school's flank elevation is dominated by a large overhanging modern roof structure, which surmounts the playground on its northern side. The playground is accessed from Trinity Road via a red cast iron gate, which formerly comprised the "boys" entrance to the school. To the east of the school is Haringey Civic Centre (see Sub Area 2). The spires to both St Michael's Church and the Greek Orthodox Cathedral are also glimpsed from the eastern section of Trinity Road.

Trinity Gardens

- 5.14 Trinity Gardens is a large triangular green space which forms a central component within the western section of the conservation area; included on the local list of historic parks and gardens it has a formative role in defining the character of the area. The Gardens consists of a level, informally landscaped space, in which meandering pathways are interspersed with mature deciduous and coniferous trees. The green space is lined to the north and south by the residential properties fronting Trinity Road and Bounds Green Road, whilst the eastern end is defined by the Nightingale Primary School, which is surrounded by mature vegetation. At its western end, the space is tapered to form the junction between Trinity Road and Bounds Green Road. The focal point of the western end of the gardens is the drinking fountain; a tall, granite obelisk dedicated to the memory of Mrs Smithies, the founder of the Band of Mercy movement and is Grade II listed.

Bounds Green Road

- 5.15 Bounds Green Road is a busy main road connecting Wood Green town centre with the local centres of Bowes Park, Bounds Green and Southgate to the north west of the conservation area. The southern side of the road is primarily lined with Victorian residential properties, although it also includes religious and educational buildings. The majority of properties lining Bounds Green Road are of architectural merit, however, there is a tendency for their front gardens to be used for off-street parking which has had an undesirable impact on the character and appearance of the road. The road's main landmarks are St Michael's Church and the Braemar

Avenue Baptist Church, the towers to which are prominent in views along the road to the east and west respectively.

- 5.16 At the conservation area's western limits on the southern side of Bounds Green Road, The Tower, (Nos. 2 to 6 (even) Braemar Avenue, is a Victorian villa of two stories plus an attic level, and is constructed of red brick and has a slate roof. The property's façade is dominated by an octagonal bay which is surmounted by a fish-scale slate, hipped roof. The entrance to the dwelling is recessed beneath a decoratively carved, enclosed wooden balcony. Its eastern flank elevation, which fronts Bounds Green Road, is largely obscured by dense vegetation.
- 5.17 To the east of Braemar Avenue, the Braemar Avenue Baptist Church is a striking Grade II listed Edwardian building constructed of dark red brick with contrasting white flint panels set within dark mortar. It has a prominent tower with battlements, gargoyles and a corner turret and includes perpendicular tracery and coloured glass windows. The church is set within densely vegetated gardens and makes an attractive contribution to the streetscene. The church hall, which is situated to the south of the Baptist Church, was built at approximately the same time as the church. It is clad with corrugated metal with blue painted windows, has a rustic appearance, and makes a limited contribution to the streetscene.
- 5.18 The church is adjoined to the east by Nightingale Gardens, a narrow open green space, which is lined with mature trees and bounded by adjoining garden fences. Its northern edge is defined by a small raised garden, which is surrounded by dwarf walls.
- 5.19 To the east of Nightingale Gardens, Lee Court forms a functional three-storey block of flats of late 20th Century origin. It is constructed of red brick with large windows and a flat roof and is of limited architectural merit. The adjacent building, Avenue Lodge, No. 67 Bounds Green Road, is a large detached Victorian villa which is constructed of London stock brick and has a slate roof and tall white rendered square bay windows at ground floor level. A single storey addition to the west of the main body of the building includes a prominent shaped gable and a large hexagonal bay. The building is of architectural interest, however, like several of the buildings fronting Bounds Green Road, the front garden is now used for car parking.
- 5.20 On the eastern side of the junction with Park Avenue, No. 65 is a two-storey Edwardian property with a painted dark red and white façade and a slate roof. The adjacent buildings Nos. 41 to 63 (odd) form two consistent and symmetrical terraces of two-storey Edwardian dwellings, which are constructed of red brick and have prominent white lintels and projecting porches. The end of terrace properties include prominent canted bay windows, which are surmounted by hipped roofs. Several of the dwellings have unsympathetic painted facades, modern windows and/or altered roofs, and the majority of the properties' former front gardens are used for car parking. However, the terraces as a whole make a positive contribution to the streetscene.
- 5.21 On the eastern side of Selborne Road, the Old Vicarage, No. 39, is an attractive two-storey property of Victorian origin, which is set within mature gardens. It is

constructed of stock brick with red brick window surrounds and has prominent, square bays both set within its main façade that project diagonally from the building's northern eastern corner. The dwelling has a highly decorative sandstone entrance with an arched doorway and traditional front door. Despite an unsympathetic dormer, this building forms an attractive property and makes a positive contribution to the street.

- 5.22 To the south is St Michaels Church Hall, a large red brick building with sandstone banding and a slate roof, which has a prominent role in the streetscene. Built in 1911, the Hall's Bounds Green Road elevation consists of a distinctive gable within which an arched leaded window with panel tracery and an elongated arch with stepped entrance surrounds are set.
- 5.23 The adjacent building is the St Michael's Primary School, a part single, part two-storey building of late 20th Century origin. It is constructed of pale brick and has large glazed and wooden panels and a shallow arched roof, which appears to surmount the main hall. The building is largely obscured from Bounds Green Road by the dense vegetation, which surrounds the car park and playground in front of the school.
- 5.24 To the east of the school, No. 29 (Wren Court) is a recent residential addition to the streetscene, which is constructed of pale yellow/orange brick and has a slate roof. The building is of a simplified classical design with traditional sash windows and decorative metal porches.
- 5.25 The building situated at Nos. 21 to 25 (odd) Bounds Green Road forms a two-storey block of flats, which is constructed of yellow brick and has modern windows and a slate roof. Like several of the properties lining the northern side of Bounds Green Road, the area in front of the building has been entirely devoted to car parking. To the east, Nos. 17 & 19 are two-storey semi-detached Victorian properties, which are constructed of stock brick and have modern slate roofs. They retain their original sash windows, front doors and decorative iron porches. The buildings are of notable merit, although their setting is compromised by the use of the front garden for parking.
- 5.26 No. 15 Bounds Green Road comprises of a modern two-storey commercial building which is constructed of red brick and has a flat roof. The building's façade is dominated by unsympathetic signage as well as large sash windows and a vehicle entrance at ground floor level. It relates poorly to adjoining Victorian properties, Nos. 11 & 13, which are two-storey, stock brick properties with sash windows and white rendered bay windows at ground floor level. To the east of No. 11, Nos. 7 & 9 are attractive, Grade II listed early Victorian dwellings, constructed of London stock brick, with slate roofs, arched entrances and timber sash windows. Unlike the majority of properties on the street, Nos. 7 to 15 (odd) all have well-planted front gardens.
- 5.27 Morum House, Nos. 3 & 5 Bounds Green Road, at the eastern end, forms an attractive, two-storey building of early Victorian origin, which is constructed of grey brick and has a prominent curved wooden bay window at ground floor level with a highly decorative recessed entrance. In front of the building, the southern side of

the junction between Bounds Green Road and the High Road is flanked by a small, relatively attractive green space. The settings of the space and adjacent properties are, however, dominated by Greenridings House, an unattractive five-storey office building, which is situated immediately to the south of the conservation area boundary.

- 5.28 At its eastern end, the northern side of Bounds Green Road is dominated by the Nightingale Primary School and St Michael's Church. As outlined previously, the school successfully terminates the eastern end of Trinity Gardens. The school's flank elevation, which fronts Bounds Green Road, consists of an amalgam of Victorian stock brick buildings of varying heights with red brick banding, white painted sash and modern windows and red tiled roofs. It also includes a prominent enclosed balcony which is surrounded by glazing at first floor level, and a single storey, fully glazed modern extension.
- 5.29 Further east of the school, the road is fronted by Nos. 1 to 6 Wallman Place, a cul-de-sac, which is lined with single-storey brick buildings with slate roofs and is surrounded by a tall brick wall and makes a neutral contribution to the character of the conservation area. The eastern end of Bounds Green Road is terminated by St Michael's Church, a Victorian church with a tall spire, which is prominent in easterly views along the road. The church is situated within Sub Area 2 and is discussed subsequently.

6. SUB AREA 2. HIGH ROAD

Overall character and appearance

- 6.1 Wood Green High Road forms the core of the conservation area and comprises a busy main road characterised by the juxtaposition between the large religious and institutional buildings on its western side and the openness provided by the landscaped public spaces that form Crescent Gardens to the east. St Michael's Church forms the sub area's primary landmark and defines the junction between the High Road and Bounds Green Road. At the northern limits of the conservation area, the High Road is lined with commercial buildings and public houses, which are of varied interest. Stuart Crescent, to the east of Crescent Gardens, is fronted by a diversity of residential dwellings and commercial premises of varying origin and appearance.

High Road

- 6.2 Wood Green High Road is a busy, primary road which connects Wood Green with Palmers Green and Winchmore Hill to the north and bisects the conservation area. The western side of the section of the High Road within the conservation area is dominated by St Michael's Church and the Civic Centre. In contrast, the eastern side of the road is bounded by the well planted, public open spaces that form Crescent Gardens.
- 6.3 At the conservation area's northern limits, the western side of the road is lined with an unattractive timber yard and an associated single-storey building. The timber yard is surrounded by a tall red brick wall, which is surmounted by prominent signage. It is adjoined to the south the former Fishmongers Arms Public House, a three storey building, which is constructed of London stock brick with a part

rusticated, part green tiled ground floor level, white painted window surrounds and a prominent balustrade at roof level. Adjacent is a Grade II listed decorative stone fountain and trough.

- 6.4 On the eastern side of the High Road, the northern side of the junction with White Hart Lane is defined by 'Charlie Browns' Public House and Nightclub, which occupies a three-storey Victorian public house building. The building has been subject to various alterations and amendments; it has a white painted façade, unsympathetic fascia signage and 'bricked-up' arched windows relate poorly to both the traditional character of the building and the adjacent open spaces and properties. The public house is adjoined to the east by the associated Astoria Function Hall, which has also suffered from a series of alterations. The function hall consists of a white painted, two-storey building with decorative columns and arched windows at ground and first floor level.
- 6.5 To the south of the junction with Trinity Road, the western side of the High Road is dominated by Haringey Civic Centre which was designed by Sir John Brown of A.E. Henson and Partners and built between 1955-58, replacing the Fishmongers and Poulterers Almshouses. The Civic Centre is a modernist, elongated four-storey building; the southern section of the building, which is for public use, has a concrete frame with plate glass curtain walling, whilst the offices areas are denoted by large, regular windows with stock brick infill. It is included on the local list of buildings of merit, and is considered to make a positive contribution to the character of the conservation area. To the south of the Civic Centre, No. 247 High Road is an attractive three-storey, red brick building with prominent sandstone window surrounds, key stones and banding and a prominent balustrade at roof level. The western side of the High Road is dominated by the Grade II listed St Michael's Church, which is situated to the south of No. 247 High Road. The church is constructed of limestone and has a slate roof with a tall octagonal spire. Its main elevations include large arched leaded windows with geometrical tracery and smaller circular windows, which are set at roof level. The traditional, brightly painted entrances to the church are set within arched stone surrounds.

Crescent Gardens

- 6.6 The area to the east of the High Road is occupied by Crescent Gardens and the King George IV Memorial Gardens, both of which are included on the local list of historic parks and gardens. These form a crescent shaped chain of landscaped green spaces, sub-divided by roads and paths between White Hart Lane to the north and the southern boundary of the conservation area. The northernmost section of Crescent Gardens forms a well-planted, landscaped green space with dense mature vegetation on its eastern side and a series of radiating pathways.
- 6.7 To the south of Ewart Grove, the southern section of Crescent Gardens comprises an open green space with mature trees on its north eastern and western sides. On its western edge is the grade II listed War Memorial which is constructed of Portland Stone. Its inscription states that it was erected in memory of "The men of Wood Green who gave their lives in the Great War, 1914-1918". The southernmost section of the Gardens comprises the King George IV Memorial Garden, which was laid out in 1952. The garden consists of open green spaces on its western side and raised, densely vegetated gardens surrounded by dwarf walls to the east. Like

the adjoining gardens to the north, the King George IV Memorial Garden is surrounded by dwarf concrete walls and columns.

Stuart Crescent

- 6.8 Stuart Crescent comprises a narrow curving residential street which forms the eastern boundary to Crescent Gardens and is characterised in part by the dense vegetation and mature trees lining its western side. The opposite side of the Crescent is fronted by Victorian villas which are interspersed with modern blocks of flats, a Health Centre and a Labour Club. The residential buildings front directly onto the street and give Stuart Crescent an enclosed feel.
- 6.9 At the northern end of Stuart Crescent, the Wood Green Labour Club occupies an unattractive three-storey building, which is constructed of red brick with bright blue painted bays and large blue windows. The building has a slate clad second floor level and a flat roof as well as garages situated to the rear. The adjacent building, 'Sterling House', No. 4 Stuart Crescent, is a two-storey Victorian property, which is constructed of London stock brick and has a slate roof. It has white-painted canted bay windows at ground floor level and highly decorative window surrounds at first floor level. Whilst the bases of the bay windows have been painted red, the Sterling House is a good example of its type.
- 6.10 The adjacent building 'Trelawney', No. 5 Stuart Crescent is a grand, detached Victorian villa which is constructed of grey brick and has a slate roof surmounted by a prominent square cupola. The building's façade incorporates hexagonal bays and a rectangular entrance, white painted lintels at first and second floor level and decorative shaped windows at second floor level.
- 6.11 To the south, Nos. 6 & 7 Stuart Crescent comprise a semi-detached pair of two-storey, Victorian villas plus basement and attic levels. The properties are constructed of London stock brick and have white rendered hexagonal bays at upper and lower ground floor levels. Their entrances are set within rectangular surrounds approximately 1.5m above street level. The properties have been altered and both have symmetrical dormer windows set within their slate roofs, whilst No. 6 also has unsympathetic modern windows. Nos. 4 to 7 (consecutive) make a significant contribution to the conservation area.
- 6.12 A large, four-storey health centre and residential building occupies the area to the north of the junction between Stuart Crescent and Ewart Grove. The building is of late 20th Century origin and is constructed of dark red brick with a recessed, white-painted fourth floor level. The health centre is out of keeping with the domestic scale of the majority of Stuart Crescent.
- 6.13 To the south of the health centre, Woodleigh Court is a five-storey block of flats constructed of red brick and is of mid - late 20th Century design. The block has an unadorned façade consisting of alternating recessed and projecting sections, which incorporate large windows and white painted panels. The building's fourth floor level is set back from the block's building line and is surrounded by roof level terraces.

- 6.14 To the south of Woodleigh Court, Nos. 17 to 20 (consecutive) Stuart Crescent form an attractive and relatively consistent group of semi-detached Victorian villas of three-storeys, plus basement levels. They are constructed of London stock brick with slate roofs and have prominent bay windows at upper and lower ground floor levels, as well as decorated recessed arched entrance surrounds. The first floor windows have decorative, white-painted plaster window surrounds by white-painted plaster.
- 6.15 The southernmost end of Stuart Crescent forms a cul-de-sac, which is terminated by a tall stock brick wall. The large office buildings clustered within Wood Green town centre are clearly visible in views along the street and their presence adds to the sense of enclosure experienced within this section of the street.
- 6.16 To the east of the King George VI Memorial Garden, Nos. 21 to 24 (consecutive) Stuart Crescent form a consistent terrace of three-storey Victorian dwellings, which are constructed of London stock brick with slate roofs. The buildings have canted bay windows at ground floor level and ornate white rendered window surrounds set within the upper storeys. Whilst most of the properties retain their traditional features, No. 21 has a pebble-dashed façade and unsympathetic signage at ground floor level, which has a disruptive impact on the group's consistency. No. 25, at the southern end of the terrace, projects in front of the building line and is plainer and lower than its neighbours. Despite being boarded up at ground floor level, it has some architectural merit.

7. SUB AREA 3. WHITE HART LANE

Overall character and appearance

- 7.1 White Hart Lane is a relatively busy local distributor road which connects Wood Green High Road with Tottenham High Road to the east. The northern side of the road is lined by a uniform terrace of Victorian dwellings. In contrast, at its western end, the southern side of White Hart Lane opens out to form Crescent Gardens. To the east of Crescent Gardens, White Hart Lane is lined with a range of residential properties of varying origin and appearance.

White Hart Lane

- 7.2 At the western end of White Hart Lane, the junction with the High Road is defined by the landscaped, well planted northern section of Crescent Gardens, (Sub Area 2). This provides this part of the street with a sense of openness which diminishes to the east as the road becomes enclosed on its southern side.
- 7.3 On the northern side of White Hart Lane, the long terrace of properties at Nos. 1 to 47 (odd) form a relatively attractive and essentially consistent group of Victorian dwellings, which are constructed of London stock brick with slate roofs and have canted bay windows at ground floor level and prominent, white painted window arches and keystones. Most of the properties are relatively well maintained and retain their original features and character, although several have modern roofs. Nos. 17 and 39 both have painted façades whilst the front gardens to several, including Nos. 5, 9 and 11, are used for car parking.

- 7.4 On the southern side of the road, Colab Court (No. 2 White Hart Lane) adjoins the aforementioned Wood Green Labour Club to the east. It is an unattractive three-storey block of flats of mid to late 20th Century origin, which is constructed of red brick and has casement windows. The forecourt to the building, which serves the ground floor garages, is also poorly integrated with the streetscene. At the northern end of the building, Nos. 13 to 18 (consecutive) Colab Court project in front of the main body of the block. To the north of Colab Court, Nos. 10 & 12 are large detached Victorian villas set within small front gardens.
- 7.5 Further east, the adjacent dwellings, Nos. 14 to 18 (even) White Hart Lane, form a consistent terrace of two-storey Edwardian properties, with red brick and pebble-dashed façades, modern windows, modest gables and projecting porches. This group is adjoined to the east by Nos. 22 to 28 (even), which are known as ‘Ivy Dene Villas’ and comprise a terrace of two-storey red brick properties of late Victorian or early Edwardian origin. The buildings have decorative arched entrances and white-rendered, hexagonal bays at ground and first floor level which are surmounted by hipped gables.
- 7.6 The adjacent property, No. 30 White Hart Lane, is starkly out of scale with the adjoining terrace and is prominent in the streetscene. This Edwardian dwelling is two-storeys in height, plus basement and attic levels and has an unsympathetic, poorly maintained white-painted façade and a modern tiled roof. The property’s White Hart Lane elevation also includes prominent red-painted keystones, which are set above large modern windows and a poorly integrated dormer window at roof level.
- 7.7 The section of White Hart Lane within the conservation area is terminated at its eastern end by No. 32, a two-storey property with a white painted façade, black painted sash windows and a modern tiled roof. The end of terrace dwelling is of similar architectural form and origin to Nos. 22 to 28 (even) White Hart Lane, although, unlike the nearby group, the hexagonal bays at ground and first floor level are not surmounted by hipped gables.

8. SUB AREA 4. EWART GROVE AND PELLATT GROVE

Overall character and appearance

- 8.1 In contrast to the majority of the conservation area, which is characterised by its green spaces and sense of openness, the area to the east of Stuart Crescent contains narrow, meandering residential streets, characterised by their domestic scale and limited vegetation. Whilst the streets that make up this area were laid out in the mid-19th Century, the area remained sparsely developed until the early decades of the 20th Century. The area primarily comprises a mix of Edwardian terraces and later 20th terraces and apartment buildings. Only about 15 to 20 Victorian properties remain. In addition to the variety of ages of properties, the architectural merit of the buildings within this area is inconsistent.

Ewart Grove

- 8.2 Ewart Grove is a quiet, meandering residential street which is lined with diminutive residential properties, mostly of Edwardian and late 20th Century origin. Views from the western end of the street provide glimpses of Crescent Gardens and the St Michael's Church spire, whilst the eastern end of the street is dominated by the 15-storey blocks of flats lining Progress Way.
- 8.3 At its western end, Ewart Grove is lined on both its northern and southern sides by two long, curved groups of Edwardian properties. Nos. 1 & 3 and 5 to 15 (odd) Ewart Grove are two-storey dwellings, with white-painted, pebble-dashed facades and red tiled roofs. The dwellings' façades include bow windows at ground and first floor level and projecting porches. On the southern side of the road Nos. 2 to 16 (even) form a curved pebble-dashed terrace of a contemporary architectural style to Nos. 1 to 15 (odd) with gables above canted bay windows and projecting porches and awnings. The properties all have small, mostly well maintained front gardens, whilst Nos. 2 to 10 (even) also retain red brick garden walls. To the west of these groups, the Stuart Crescent Health Centre and Woodley Court, both of which are four storeys in height and relate poorly to the adjacent two-storey Edwardian properties, have a prominent impact on the streetscene.
- 8.4 Further east, Nos. 17 to 27 (odd) Ewart Grove form two short terraces of Edwardian properties, which line the northern side of the road. These form a symmetrically laid out Edwardian terrace featuring bay windows, half timbered gables and clay tiling above porches and to the main roof. The terrace is partly pebble-dashed with brick to the central section. Nos. 23 to 27 (odd) are typical Edwardian houses of limited interest.
- 8.5 On the south eastern side of the road 'Rose Cottages', Nos. 20 & 22 Ewart Grove, are three-storey Victorian properties, which are constructed of London stock brick and have square bays at ground floor level, plus white painted window surrounds and projecting tiled porches. To the east, Nos. 24 to 26 (even) Ewart Grove forms a two-storey building of post war origin, which is constructed of dark red brick and has modern windows and a small, well maintained front garden. The adjacent buildings (Nos. 28 & 30) are two-storey, semi-detached properties of Edwardian origin. They have cream painted pebble-dashed facades and a slate roof and retain traditional front doors.
- 8.6 The eastern section of the Ewart Grove, beyond the junction with Williams Grove, is lined on both sides by a range of properties of Victorian and Edwardian origin as well as more recent infill additions. Accordingly, the townscape of this section of the street is characterised by a sense of diversity, particularly on the northern side of the road, which provides a somewhat overcrowded street frontage.
- 8.7 No. 29 Ewart Grove is an infill property of late 20th Century origin, which is of limited architectural interest. The building is constructed of red brick with white painted detailing at ground floor level and a steeply sloping roof within which a large dormer window is set. To the east, No. 31 is a diminutive two-storey Victorian property constructed of London stock brick and presents a gable to the street. The building also has elongated modern roof lights set within its slate roofscape. It makes a positive contribution to an otherwise varied streetscene, despite being adjoined by a poorly integrated, white-painted garage.

8.8 Nos. 33 to 39 (odd) Ewart Grove form two pairs of Edwardian properties, which are constructed of red brick with white-painted pebble-dashed façades, canted bay windows at ground and first floor levels and slate roofs. Nos. 33 & 35 have a hipped roof and a red painted ground floor level, whilst Nos. 37 & 39 have a red brick ground floor level and gables surmounting bay windows. To the east, No. 41 Ewart Grove is a detached property of late 20th Century origin, and is of limited architectural merit. The dwelling is constructed of red brick with a rendered first floor level and a slate roof, within which a hipped gable is set. It is adjoined to the east by No. 43, one of the few remaining Victorian dwellings. It is constructed of London stock brick but unfortunately the brickwork and detailing has been painted. The adjacent, semi-detached buildings, Nos. 45 & 47, are of a similar origin and scale to No. 43, but retain their original unaltered stock brick facades with red brick banding and white-painted sash windows. Like the adjacent property, they also have recessed side entrance bays and shallow bay windows at ground floor level. Beyond No. 47 Ewart Grove, the flank and rear elevations to No. 32 White Hart Lane and the large mature trees occupying the properties garden also have a prominent role in the streetscene of the eastern end of Ewart Grove.

8.9 On the southern side of Ewart Grove, between Williams Grove and Pellatt Grove, No. 32 defines the junction between the two streets. It is a two-storey Victorian building, which is constructed of stock brick and has a hipped slate roof. The property is orientated towards the junction and, therefore, its unadorned flank elevation fronts Ewart Grove. The property has a positive contribution to the character of the conservation area. Unfortunately, tall fences and brick walls have been erected around the boundary which appears anomalous within the street scene and obscures views to the property. To the rear of No. 32, Mowbray Court comprises an unattractive part three, part four-storey block of flats which is set within a poorly maintained car park. The block is constructed of red brick and has a flat roof, whilst its Ewart Grove elevation is dominated by a prominent black-painted, steel fire escape. It relates poorly to the domestic scale that characterises the majority of Ewart Grove.

8.10 To the north east of Mowbray Court, No. 42 is a detached Victorian dwelling, which is constructed of London stock brick with red brick segmental arches and banding, and a clay tiled roof. The adjacent properties, Nos. 44 & 46 are semi-detached Victorian dwellings; like both Nos. 32 and 42, they have had some unsympathetic alterations, as such have a neutral impact on the character of the conservation area. The easternmost end of Ewart Grove is terminated by Pellatt Grove and the junction is dominated by the tall 15 storey blocks lining the northern side of Pellatt Grove.

Williams Grove

8.11 Williams Grove is a short residential street which connects Ewart Grove and Pellatt Grove. It is lined with a range of properties of Victorian and late 20th Century origin, including utilitarian terraces, blocks of flats and, at its eastern end, a grand villa. Views east along the street are dominated by the tall blocks of flats lining Progress Way.

8.12 The western end of Williams Grove is dominated by the flank elevation to No. 32 Ewart Grove, and the rear elevation to Mowbray Court which is of no interest and

makes a negative contribution to the character of the street. To the east of Mowbray Court, No. 8 Williams Grove is a functional three storey block of flats which is constructed of pale brick with vertical banks of large windows and a flat roof. The adjacent group, Nos. 2 to 6 (even) Williams Grove form a uniform terrace of utilitarian Victorian dwellings which are constructed of rich red brick with yellow brick banding and slate roofs. These terraced properties form a visually attractive group and make a positive contribution to the character of the area. The eastern end of the northern side of the street is terminated by the white-painted, timber-clad building at Nos. 69 to 73 (odd) Pellatt Grove, which is discussed subsequently.

- 8.13 On the southern side of the street, No. 11 Williams Grove is a modern apartment building of two stories plus attic level. The building is constructed of London stock brick with red brick banding and has a prominent white-painted porch, modern windows and a central hipped dormer window. It is of limited architectural interest. To the east, No. 9 Williams Grove is an attractive two storey Victorian dwelling, which is constructed of red brick with white-painted banding, quoins and window surrounds and a slate roof. It is adjoined to the east by No. 7 Williams Grove a two storey property with an undecorated, rendered façade, a shallow hexagonal bay at ground floor level and large modern windows. It relates poorly to the adjoining Victorian dwelling and is of limited architectural interest.
- 8.14 To the east of No. 7 Williams Grove, Nos. 3 & 5 comprise a two storey terrace, which is constructed of grey brick with white window surrounds and glazed porches. The building makes a negligible contribution to the character of the street. The southern side of the street is terminated at its eastern end by No. 1 Williams Grove, a grand, detached Victorian villa, which forms a focal point at the junction with Pellatt Grove. It is constructed of red brick with white-rendered detailing and has a slate roof. The building's richly detailed façade incorporates a two-storey hexagonal bay, which is surmounted by a hipped gable, white rendered window surrounds and a highly decorated arched entrance surround. The property is set within a densely vegetated garden, and is surrounded by a traditional stone wall.

Pellatt Grove

- 8.15 Pellatt Grove is a long curved residential street, which is fronted by a range of properties of varying origin, scale and design and is lined with clusters of mature trees. The road is primarily lined with Edwardian terraces and semi-detached dwellings, although it also includes larger blocks of flats. Although the isolated Victorian properties fronting the street are of some architectural merit, the majority of buildings on Pellatt Grove are of limited interest and many are in poor condition. Glimpsed views are experienced from the western end of the road of Crescent Gardens and St Michael's Church, whilst the eastern end of Pellatt Grove is again dominated by the tower blocks lining Progress Way.
- 8.16 At the westernmost end of the road, Louise Court is a three-storey block of flats of late 20th Century origin which is constructed of orange brick and has red-painted cladding at second floor level. The building is of no architectural interest. To the west, the rear elevation to No. 20 Stuart Crescent is also prominent from the eastern section of the street. To the east, Nos. 1 to 23 (odd) Pellatt Grove form two curved terraces of Edwardian properties. Nos. 1 to 15 (odd) Pellatt Grove are

typical two storey Edwardian dwellings with hexagonal or octagonal bay windows, which are surmounted by set back gables. The properties originally included white-painted pebble-dashed façades and red tiled roofs. However, most have suffered from a series of alterations including the introduction of unsympathetic modern windows (Nos. 1, 7, 9, 11, 13 & 15), enclosed porches (Nos. 9 & 11) and roof alterations (Nos. 3, 13 & 15). In addition, Nos. 5, 7 & 9 Pellatt Grove have grey painted facades, whilst the façade to No. 13 is faced with prominent, poorly integrated stone cladding. The small front gardens to several of the properties, including Nos. 7, 9, 11 & 13 are used for car parking, which has a detrimental impact on the streetscene. The adjoining buildings to the east, Nos. 17 to 23 (odd) Pellatt Grove, form a stepped terrace of dwellings which are of an identical origin and similar design to Nos. 1 to 15 (odd). Again, however several of the properties have been undesirably altered, notably through the introduction of modern windows.

- 8.17 On the southern side of the road, the easternmost property, No. 2A Pellatt Grove, is a single storey infill building of late 20th Century origin. This dwelling is constructed of London stock brick and has a slate roof. It makes a negligible contribution to the streetscene and is set behind an unattractive garage. To the east of No. 2A, Nos. 2 to 8 (even) are prominent semi-detached Victorian properties of two storeys in height plus attic and basement levels. The dwellings, which are similar in appearance to Nos. 17 to 20 (consecutive) Stuart Crescent, are constructed of London stock brick with slate roofs, within which square dormers are set. Their facades incorporate white rendered canted bay windows, highly decorative white-rendered window surrounds and recessed arched entrances set approximately 1.5m above pavement level.
- 8.18 The adjacent building, Greenwood House, is a 1950s, three storey red brick block of flats. The building has a long, shallow curved façade, which is dominated by two distinctive semi-circular bays set above the entrances to the building which incorporate openings of glass bricks. The building plays a prominent role in the streetscape and makes a positive contribution to the character of the area.
- 8.19 To the east, No. 22 Pellatt Grove is an attractive, locally listed two storey Victorian dwelling, which is constructed of London stock brick and has a hipped slate roof. The property's simple façade includes a white rendered canted bay window, timber sash windows and a prominent entrance portico. It also includes a well integrated side addition, which fronts Cambridge Close. The building is set behind a small well planted front garden, which is enclosed by a London stock brick wall surmounted by cast iron railings. Cambridge Close forms a cul-de-sac situated to the south of Pellatt Grove, which provides access to a terrace of six dwellings, Nos. 1 to 6 (consecutive) Cambridge Close.
- 8.20 On the north eastern side of the entrance to Cambridge Close, Nos. 24 to 30 (even) Pellatt Grove form a varied terrace of properties, which front almost directly onto the street. At the western end of the group, No.24 is a simple unadorned three storey dwelling, which is a late 20th Century addition to the streetscene. It is constructed of London stock brick and has a slate roof and timber sash windows. The property is adjoined by No. 26, which has an unsympathetic red and cream

painted façade, with a canted bay window at ground floor level and prominent painted window arches. At the north eastern end of the terrace, the building at Nos. 28 & 30 Pellatt Grove comprises a three storey Victorian dwelling, which is constructed of London stock brick and has a white-rendered ground floor level.

- 8.21 To the north east, Nos. 32 to 42 (even) comprise a three storey building with a brown-painted ground floor level and prominent white weatherboard style cladding to the upper storeys. The building's facade is dominated by a projecting square bay, which fronts directly onto the street and is surmounted by a gable. Several additional buildings of an identical design are situated further east on Pellatt Grove, at Nos. 51, 69 to 73 (odd), 81 & 83, 97 to 107 (odd) and 109 to 119 (odd). The southern side of the section of Pellatt Grove situated within the conservation area is terminated by Merlin Court, an imposing four storey block of flats with alternating horizontal bands of red brick and concrete and a white-painted central stairwell with a vertical bank of large windows. The block is of limited architectural interest and although it is of a similar scale to the blocks of flats situated further east it relates poorly to the domestic scale of the properties to the west.
- 8.22 On the northern side of Pellatt Grove, to the east of the curved terrace formed by Nos. 13 to 23 (odd), are Nos. 31 & 33, a pair of semi detached two storey properties of post-war origin. These are constructed of dark red brick with a hipped slate roof. The building is set back behind a small front garden and fails to replicate the continuous frontage provided by the adjacent curved terrace. To the north east, Nos. 35 to 41 (odd) form two pairs of semi-detached late Victorian and Edwardian dwellings. Nos. 35 & 37 are brightly painted two storey properties with pebble-dashed facades and modern windows. Nos. 39 & 41 are two storey dwellings which are constructed of red brick and have painted pebble-dashed first floor levels and slate roofs. Their façades are dominated by two storey bay windows which incorporate white rendered window surrounds and are surmounted by gables with Tudor-style half timber detailing. However, like many of the properties within the conservation area, all of the dwellings' front gardens are used for car parking.
- 8.23 The adjacent dwellings, Nos. 43 & 45, are semi-detached two storey Victorian properties that are constructed of London stock brick with white rendered window surrounds and white-painted banding, hood mouldings and arched entrance surrounds. The properties are of clear architectural interest, yet both have been unsympathetically altered to some degree. For example, No. 43 Pellatt Grove has a poorly integrated modern front door and windows, and the front garden is used for parking, and No. 45 has a small front dormer. Although No. 45 has a front dormer; on balance it is considered to make a positive contribution to the conservation area.
- 8.24 The three remaining buildings situated on the northern side of the road to the south east of the junction with Williams Grove are three to four storey blocks of flats of late 20th Century origin. Avery Court (Nos. 47 & 49 Pellatt Grove) is a three storey block, plus attic level that is constructed of red brick and is of limited architectural interest. No. 51 to the east is a three storey block, plus attic level, with a weatherboard clad façade and brown painted ground floor level. It is identical in architectural form to Nos. 32 to 42 (even) Pellatt Grove. The block's street

elevation includes vertical banks of dark windows, a roof level terrace and roof lights. It is set within a small, well-planted garden. To the north east, the junction between Pellatt Grove and Williams Grove is defined by Nos. 53 & 55; a three-storey residential block of late 20th Century origin that is constructed of red brick and has a slate roof. The building's long façade incorporates arched "stone" entrances, lintels with decorative label stops and three prominent gables.

- 8.25 On the northern side of the junction between Pellatt Grove and Williams Grove Nos. 69 to 73 (odd), 81 & 83, 97 to 107 (odd) and 109 to 119 (odd) Pellatt Grove are three storey buildings comparable in form to Nos. 32 to 42 (even) and No. 51. The buildings have prominent white weatherboard cladding and brown painted ground floor levels. They intersperse the varied residential properties lining the street and add visual interest to the Pellatt Grove streetscene.
- 8.26 To the north east Nos. 75 to 79 (odd) form a consistent group of attractive two storey Victorian dwellings that are constructed of London stock brick and have slate roofs. The buildings have canted bay windows at ground floor level and prominent white-painted lintels above the first floor windows and entrance. Nos. 75 to 79 (odd) remain largely intact and are of architectural merit.
- 8.27 Beyond the weatherboard clad property situated at Nos. 81 & 83 Pellatt Grove are Nos. 85 to 87B, a distinctive terrace situated at the sharp corner in Pellatt Grove, which marks the eastern limit of the conservation area. The two storey properties are probably of 1970s origin and have white-painted façades and a prominent blue corrugated metal roof that descends to ground floor level. To the rear of the terrace circular windows are set within the building's projecting metallic first floor level. Although architecturally distinctive, the terrace fails to preserve the mixed though essentially domestic scale and character of Pellatt Grove and relates poorly to neighbouring adjacent properties.
- 8.28 Nos. 89 & 91 Pellatt Grove are three storey semi-detached Victorian dwellings constructed of pale yellow brick and have richly detailed façades incorporating red brick banding, hexagonal bays and white key stones that are set within decorative arches. To the east, No. 93 is a narrow two storey property that previously formed the end of a terrace but now appears as an odd remnant within the streetscene. The building is constructed of red brick and incorporates a white-rendered bay window at ground floor level and ornate window and entrance surrounds and makes a positive contribution to the character of the conservation area.

9. PLANNING POLICY FRAMEWORK

National

- 9.1 The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that:-

"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."

- 9.2 This intention has been reinforced by English Heritage in their document "Conservation Area Practice" and in their latest consultative guidance documents produced for the DCMS, ODPM & PAS in February 2006, "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". These bring up to date the required approach to conservation areas in line with the legislative and planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area that cannot by themselves be an SPD. After consultation and revision this Appraisal will be presented to the Council's Planning Applications Sub-Committee for formal adoption.
- 9.3 A new three-part heritage "Best Value Performance Indicator" (BV219) issued by the ODPM on 28 February 2005 to monitor local authorities' performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.
- 9.4 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.

- 9.5 The involvement of the public in deciding what (in the historic environment) is valuable and why has become increasingly important, especially in the wake of “Power of Place”, a report produced by a 20-strong steering group representing a wide range of interests lead by English Heritage in December 2000. In response to this, English Heritage are now in the process of updating their guidance to take on board new approaches to identifying and sustaining the values of place in line with the Government’s heritage protection reform proposals that are likely to lead to legislative changes involving the establishment of a single integrated ‘Register of Historic Sites and Buildings of England’. Clear direction and advice will be essential to amplify and reinforce PPG15 & PPG16. As a result they have produced a document “Conservation Principles: Consultation Draft” requesting responses by 21 March 2006. Its primary aim is:-

“to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application.”

“a place is any part of the historic environment that people perceive as having particular identity or distinctiveness. ...an understanding of the values a place has, ...should be seen as the basis of sound decisions about its future. ...However, decisions about change do need to be informed by a clear appreciation of the risks posed to the values of the place concerned, both now and as they may be perceived by future generations.”

“We must always recognise that change offers the potential not only to protect the existing values of places, but also to enhance and add to them. It is the means by which each generation aspires to create an even richer historic environment than the one it inherited, one that will in its own turn be valued by the generations to whom it is bequeathed.”

“sustaining cultural values in the historic environment involves not only avoiding harm to what is currently valued, but also adding that which may be valued in the future.”

Regional

- 9.6 The Mayor of London’s “London Plan: Spatial Development Strategy for Greater London” forms part of the statutory plan for the Borough. It contains a range of policies relating to ‘Built heritage and views’, ‘Biodiversity and natural heritage’, ‘Built heritage’, ‘Design’ and ‘Canals and river navigations’ all of which have relevance to conservation areas
- 9.7 Policy 4B.10 ‘London’s built heritage’ confirms that:-
“The Mayor will work with strategic partners to protect and enhance London’s historic environment.
- UDP policies should seek to maintain and increase the contribution of the built heritage to London’s environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London’s people while allowing for London to accommodate growth in a sustainable manner.”*
- 9.8 Policy 4B.11 ‘Heritage conservation’ recommends:-

“Boroughs should:

- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, and that policies recognise the multi-cultural nature of heritage issues*
- *identify areas, spaces and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment.”*

- 9.9 Policy 4B.12 ‘Historic conservation-led regeneration’ emphasises that:-
“The Mayor will, and boroughs should, support schemes that make use of historic assets and stimulate environmental, economic and community regeneration where they:
- *bring redundant or under-used buildings and spaces into appropriate use*
 - *secure the repair and re-use of Buildings at Risk*
 - *help to improve local economies and community cohesion*
 - *fit in with wider regeneration objectives*
 - *promote inclusiveness in their design.”*
- 9.10 Policy 4B.14 ‘Archaeology’ states that:-
“The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London’s archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area.” (PPG16)
Policy
- 9.11 Policy 4B.15 ‘London View Protection Framework’ contains strategically important views, of which Linear View X ‘St Paul’s from Richmond Park’ passes through the southern part of the Borough.
“The Mayor will keep the list of designated views under review.”
- 9.12 Policy 4C.3 ‘The natural value of the Blue Ribbon Network’ has relevance to the Borough through the Grand Union Canal and River Thames.
“The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:
- *resisting development that results in a net loss of biodiversity*
 - *designing new waterside developments in ways that increase habitat value*
 - *allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London’s world city status*
 - *taking opportunities to open culverts and naturalise river channels*
 - *protecting the value of the foreshore of the River Thames”*
- 9.13 Policy 4C.10 ‘Historic environment’ stresses that:-

“The Mayor will, and boroughs should, give careful consideration to the relationship between new development and the historic environment, including listed buildings and archaeological areas. The tidal foreshore is an area of particular importance. Development should also respect waterway heritage including important structures, such as cranes and other waterway infrastructure.”

9.14 Policy 4C.11 ‘Conservation areas’ states that:-
“Boroughs, in conjunction with the Mayor, English Heritage and neighbouring local planning authorities, should develop a consistent approach to the delineation of Conservation Areas and the relationship of boundaries to water spaces.”

9.15 Policy 4C.20 ‘Design – starting from the water’ emphasises that:-
“The Mayor will, and boroughs should, seek a high quality of design for all waterside developments. All development, including intensive or tall buildings, should reflect local character, meet general principles of good urban design and improve the quality of the built environment.

In addition, development should integrate successfully with the water space in terms of use, appearance and physical impact and should in particular:

- *include a mix of uses appropriate to the water space, including public uses and open spaces, to ensure an inclusive accessible and active waterside and ground level frontage*
- *integrate into the public realm, especially in relation to walking and cycling routes and borough open space strategies. Public art will often be appropriate in such locations as well as clear signage, information and lighting to promote the use of waterside spaces by all*
- *incorporate built form that has a human scale of interaction with the street, public spaces and waterside and integrates with existing communities and places*
- *recognise the opportunity to provide landmarks that are of cultural and social significance along the waterways, providing orientation points and pleasing views without causing undue harm to the cohesiveness of the water’s edge*
- *relate successfully in terms of scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the River Prospects or other locally identified views. Such juxtaposition of buildings should take into account river meanders and the impact these can have on how buildings may be seen together*
- *incorporate sustainable design and construction techniques, in particular a precautionary approach to flood risk*

9.16 Policy 4C.28 ‘Development adjacent to canals’ points out that:-
“The Mayor will, and boroughs should, expect development adjacent to canals to respect the particular character of the canal. For strategic referrals the Mayor will require a design statement to cover the site and its context. In particular, opportunities should be taken to improve the biodiversity value of canals.

Local

- 9.17 Haringey's Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to 'Strategy'; 'Development and Urban Design' and 'Conservation'. "Both the conservation of the built environment, (in terms of preserving cultural heritage and ensuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people's quality of life) are seen as integral components of sustainable development."
- 9.18 Policy G1: Environment:-
"Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources."
- 9.19 Policy G2:Development and Urban Design:-
"Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment"
- 9.20 Policy G10: Conservation:-
"Development should respect and enhance Haringey's built heritage in all its forms."
- 9.21 Policy UD4: Quality Design:-
"Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality."

The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:

- a) urban grain and enclosure;*
- b) building lines;*
- c) form, rhythm and massing;*
- d) layout;*
- e) height and scale;*
- f) landform, soft and hard landscape, trees and biodiversity;*
- g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);*
- h) architectural style, detailing and materials;*
- i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas;*
- j) living frontages and public realm;*
- k) any identified local views;*
- l) designing out crime and fear of crime (including designing out graffiti, where feasible);*
- m) walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot."*

- 9.22 Policy CSV1: Development in Conservation Areas:-
“The Council will require that proposals affecting Conservation Areas:
- a) *preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;*
 - b) *recognise and respect the character and appearance of Conservation Areas;*
 - c) *protect the special interest of buildings of architectural or historic interest.”*
- 9.23 Policy CSV2: Listed Buildings:-
“There is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:
- a) *preserve or enhance the historic character and qualities of the buildings;*
 - b) *recognise and respect the character and appearance of listed buildings;*
 - c) *protect the special interest of buildings of architectural or historic interest;*
 - d) *do not adversely affect the setting of listed buildings;*
 - e) *retain the original use of a listed building wherever possible.”*
- 9.24 Policy CSV3: Locally Listed Buildings & Designated Sites of Industrial Heritage Interest:-
“The Council will maintain a local list of buildings of architectural or historic interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.”
- 9.25 Policy CSV4: Alterations & Extensions to Listed Buildings:-
“The Council will require that alterations or extensions to listed buildings:
- a) *are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
 - b) *relate sensitively to the original building;*
 - c) *do not adversely affect the setting of a listed building.”*
- 9.26 Policy CSV5: Alterations & Extensions in Conservation Areas:-
“The Council will require that alterations or extensions to buildings in Conservation Areas:
- a) *preserve or enhance the character of the Conservation Area;*
 - b) *retain or reinstate characteristic features such as doors, windows or materials of buildings*
- 9.27 Policy CSV6: Demolition of Listed Buildings:-
“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”
- 9.28 Policy CSV7: Demolition in Conservation Areas:-
“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”

- 9.29 Policy CSV8: Archaeology:-
“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:
a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;
b) development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.
The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”

Supplementary

- 9.30 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.

- 9.31 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-
“It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.

But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.

Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.

Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant ‘improvements’ such as plastic windows or stone cladding may destroy a building’s historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.

Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.

Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.

We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”

10. AUDIT**Introduction**

- 10.1 An audit of the fabric of the Trinity Gardens Conservation Area has been undertaken to identify listed buildings, unlisted buildings that contribute to the character and appearance of the conservation area. Buildings and streetscape and other elements that detract from its character and appearance are also identified.

10.2 STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
Bounds Green Road		
No. 7	10.05.74	II
No. 9	10.05.74	II
Braemar Avenue Baptist Chapel	06.07.76	II
Nightingale Primary School & attached School House	04.10.00	II
Obelisk Memorial Drinking Fountain	18.02.02	II
Church of St Michael's and All Angels	25.02.04	II
High Road		
Cattle Trough and Drinking Fountain	17.10.95	II
War Memorial	18.02.02	II

10.3 LOCAL LISTED BUILDINGS OF MERIT

Address	Date First Listed
Bounds Green Road	
Nos. 11 & 13	11.06.73
Nos. 17 to 25 (odd)	11.06.73
Finsbury Road	
No. 1 (The Prince of Wales Public House)	27.01.97
High Road	
No. 287 (the former Fishmongers Arms Public House)	27.01.97
The Civic Centre	27.01.97
Pellatt Grove	
No. 22	27.01.97
Stuart Crescent	
Nos. 4 to 7 (consecutive)	27.01.97
Nos. 17 to 20 (consecutive)	27.01.97
Trinity Road	
Trinity Chapel (St Mary's Greek Orthodox Cathedral)	27.01.97

POSITIVE CONTRIBUTION BUILDINGS

- 10.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Trinity Gardens Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006. These buildings will be considered for inclusion on the Council's Local List of Buildings of Merit at the next review.

Bounds Green Road

Nos. 3 & 5
St Michael's Church Hall
No. 39 (The Vicarage)
Nos. 43 to 63 (odd)
No. 65
Avenue Lodge

Braemar Avenue

The Towers

Ewart Grove

Nos. 1 to 21 (odd)
Nos. 2 to 22 (even)
Nos. 28 & 30
No. 31
No. 32
Nos. 45 & 47

Finsbury Road

No. 2
St Barnabas Church

High Road

No. 247

Pellatt Grove

Nos. 2 to 8 (even)
Greenwood House
Nos. 26 to 30 (even)
No. 45
No. 75
Nos. 77 & 79
Nos. 89 & 91
No.93

Stuart Grove

Nos. 21 to 24 (consecutive)

Trinity Road

Nos. 1 to 9 (consecutive)
Nos. 10 & 11
No.12
Nos. 13 & 14
Nos. 15 to 21 (consecutive)
No. 22
Nos. 23 to 26 (consecutive)

White Hart Lane

Nos. 1 to 47 (odd)
No. 10
Nos. 22 to 28 (even)
No. 32

Williams Grove

No. 1
Nos. 2 to 6 (even)
No. 9

SHOPFRONTS OF MERIT

- 10.5 Within the Trinity Gardens Conservation Area there are only a few shopfronts and public house frontages that are of townscape merit.

Finsbury Road

No. 1 (the Prince of Wales Public House)
Nos. 3 & 5

High Road

No. 287 (the former 'Fishmonger's Arms' Public House)

ELEMENTS OF STREETScape INTEREST

10.6 The character and the appearance of the Trinity Gardens Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and planting and mature trees contribute greatly to the area's quality, character and appearance. Most of the streets within the conservation area contain granite kerbs and gutters, and many are tree lined and have front gardens with semi-mature and mature trees.

Bounds Green Road

Mature London Plane trees lining the southern side of the road; Mixed deciduous trees at the western end of the road; Wall surrounding St Michael's Primary School; Kerbstones; Green spaces at the junction with the High Road; Wall surrounding No. 39 (The Vicarage).

Ewart Grove

Granite sets at entrance to No. 31.

Finsbury Road

Cast iron railings and lanterns surrounding St Barnabas Church; Kerbstones.

High Road

Cattle Trough; St Michaels Churchyard; Northern section of Crescent Gardens; War Memorial; Kerbstones.

Pellatt Grove

London stock brick wall to the rear of No. 20 Stuart Crescent.

Stuart Grove

Kerbstones

Trinity Gardens

Mixed deciduous trees; Granite obelisk; Granite sets surrounding the green space; Cast iron gates and gateposts enclosing the Nightingale Primary School.

Trinity Road

Cast iron railings and lanterns surrounding Greek Orthodox Cathedral and No. 22; Kerbstones.

White Hart Lane

Kerbstones

Williams Grove

Traditional Royal Mail red post box.

DETRACTORS

- 10.7 Inevitably there are buildings that detract from the character and appearance of the Trinity Gardens Conservation Area. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area.

Bounds Green Road

St Michael's Primary School.

Ewart Grove

Mowbray Court

High Road

The timber yard at No. 289.

Pellatt Grove

Louise Court Nos. 85 to 87B (consecutive)

Stuart Crescent

Nos. 1 & 3 (Wood Green Labour Club)

Trinity Road

Rosecroft.

Williams Grove

Rear elevation to Mowbray Court.

11. DEVELOPMENT CONTROL ISSUES

- 11.1 The potential future pressures for development that can diminish and harm the character and appearance of the Trinity Gardens Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

Residential Areas

- 11.2 The primary cause of change to the character and appearance of residential streets has been incremental changes to domestic properties. Much of the development that has occurred does not, however, fall within the remit of planning control. The main issues are set out below.

- **Forecourt Parking and Vehicular Crossovers**

- 11.3 The introduction of forecourt parking on a hard-standing within the front gardens of properties to enable parking (where space allows) has led to the loss of front garden walls and a reduction in the amount of vegetation on the frontage in a number of locations. This is most evident on Bounds Green Road. The effect is to disrupt the visual continuity and enclosure of the frontage. This erodes the character and appearance of the street but can also be undertaken without planning permission.

- **Original Features**

11.4 Loss of original features, materials and details is evident throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork are amongst the most important noticeable changes that can diminish the quality, richness and visual cohesion of the frontages.

- **Brickwork and Stonework, Painting, Render and Cladding**

11.5 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the appearance, integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials and to a lesser extent the infilling of recessed doorways and porches.

- **Dormer Windows**

11.6 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

Future Change

11.7 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views to rear elevations from nearby streets.

Opportunity Sites

11.8 There are a number of buildings which have been identified above which are considered to have a negative impact on the character and appearance of the conservation area. Their redevelopment would present an opportunity for enhancement. Of the detractors identified, the timber yard at No. 289 High Road presents an opportunity for the improvement of an important gateway into the Conservation Area from the north.

12. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 12.1 The boundary of the Trinity Gardens Conservation Area has been reviewed as part of this study.
- 12.2 The principal issue in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced '*demonstrably special architectural and historic interest*'¹ the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.
- 12.3 PPG 15, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration.
- 12.4 The following tests have been applied in reviewing the boundary of the Trinity Gardens Conservation Area.

Test 1 Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation area?
- Is the area clearly beyond the defined edge of the conservation area?

Test 2 Architectural Quality and Historic Relevance

- Is the area of similarly '*demonstrable special architectural or historic interest*' as the rest of the conservation area?

The following have been considered:

- i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;
- ii) Whether the development within the area dates from a similar period to substantial parts of the conservation area;
- iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation area;
- iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation area;
- v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation area;
- vi) Whether the development within the area is of notable architectural and historic interest in its own right.

¹ Conservation Area Practice – English Heritage

Test 3 Townscape Quality

Consideration is also given to the quality of the area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of front gardens to parking on hard-standings;
 - ii) removal of front boundary walls;
 - iii) alterations to the roofs;
 - iv) loss of original details (doors; windows; porches; decorative panelling; chimney stacks; rendering; cladding or painting of stonework or brickwork);
 - v) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

Review

- 12.5 In general, the boundary of the Trinity Gardens Conservation Area has been found to be clearly defined on the ground. The conservation area essentially comprises:
- i) A series of open spaces;
 - ii) The buildings that front onto the open spaces; and,
 - iii) A residential area to the east of Stuart Crescent.
- 12.6 The public consultation into the draft of this conservation area appraisal has resulted in a request for the conservation area boundary to be extended to include the buildings in Park Avenue south to the former railway bridge. Park Avenue was laid out as the formal link between Wood Green and the newly constructed Alexandra Palace and Park to the west opened in 1873, and was lined with street trees in the same way as The Avenue on the north side of the Palace and Park. The first houses were built in 1879 along the east side from Bounds Green Road to Ranelagh Road. They are substantial two storey semi-detached yellow stock brick and red brick dwellings with a third attic storey in prominent gable ends. The other houses are linked semi-detached and terraced and were completed by 1889. They are of similar scale and appearance, but with gabled dormers. The houses in the section of Park Avenue south of the former railway bridge, completed in the 1890s, are included within the adjoining Wood Green Common Conservation Area.
- 12.7 As the whole of Park Avenue remains as a largely complete Victorian street of high quality well designed houses with little loss and no major alterations, it can be considered to meet the tests for inclusion within the conservation area. Therefore, it is recommended that the boundary is amended to include this area of architectural quality and historic relevance.
- 12.8 The potential extension of the conservation area westwards to include Braemar Avenue, Cornwall Avenue and Northcote Avenue has also been considered. These roads include Edwardian terraces of generally consistent quality and merit. However, this area has a negligible visual or physical relationship to adjacent core parts of the conservation area and is not therefore put forward as a proposed extension.

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14. PLANS

1. Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens.

This document is based on work undertaken for the London Borough of Haringey by:

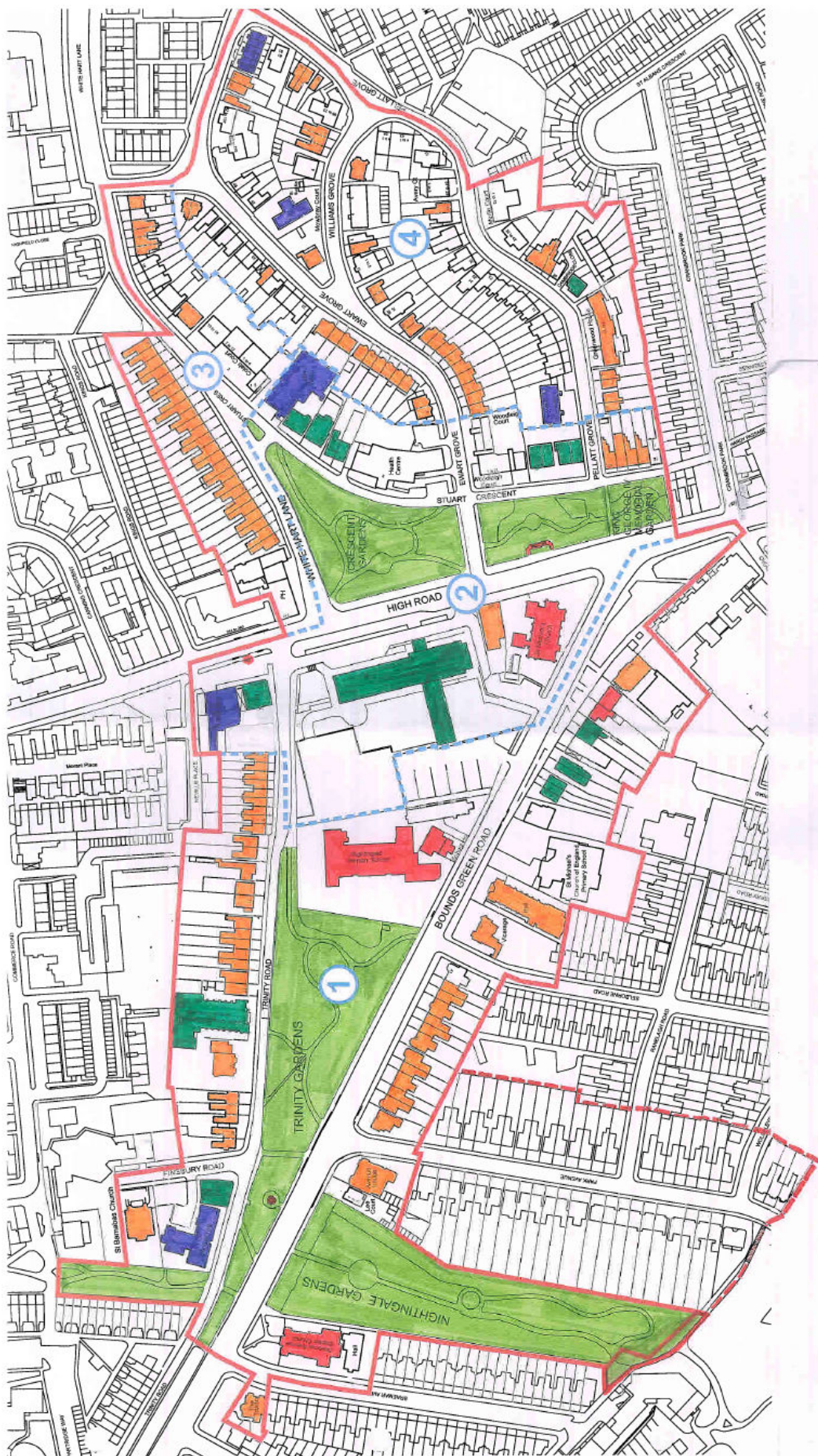
Nathaniel Lichfield & Partners Ltd

Planning Design Economics

14 Regent's Wharf

All Saints Street

London, N1 9RL



Conservation Area No. 12
 Trinity Gardens
 Conservation Area Character Appraisal
 Committee Draft February 2008

Plan 1: Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens

- Conservation Area Boundary
- Recommended Boundary Extension
- Sub Area Boundary
- Statutory Listed Building
- Local Listed Building of Merit
- Local Listed Historic Park / Garden
- Positive Contribution Building
- Neutral Contributor
- Detractor



Haringey Council

Agenda item:

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Planning Committee	On 11th February 2008
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>	
<p>2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>	
<p>3. Recommendations See following reports.</p>	
Report Authorised by: <i>Shifa Mustafa</i> Shifa Mustafa Assistant Director Planning Policy & Management	
Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning committee 11.02.2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/2509**Ward:** Crouch End**Date received:** 28/11/2007**Last amended date:****Drawing number of plans:** PL3.01 - PL3.19 incl.**Address:** Roden Court, 113-115 Hornsey Lane N6 5NL

Proposal: Demolition of existing buildings and erection of one eight-storey and one ten-storey block fronting onto Hornsey Lane, with one 1 to 5 storey projecting block (western block) and one 4 to 7 storey projecting block (eastern block) at the rear; comprising 71 x 1 bed, 18 x 2 bed, 6 x 3 bed and 1 x 4 bed units, plus 40 extra care units (a total of 136 units) with basement car parking, cycle parking and associated landscaping.

Existing Use: Residential**Proposed Use:** Residential**Applicant:** Community Housing Association Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Retrieved from GIS on 04/12/2007
Tree Preservation Order Tree Preservation Order Road
Network: C Road

Officer contact: Matthew Gunning**RECOMMENDATION**

GRANT PERMISSION subject to conditions and/or subject to Section 106 Legal Agreement

SITE AND SURROUNDINGS

The subject site is known as Roden Court and is located on the northern side of Hornsey Lane. The existing site is 0.88 hectares in size and consists of 98 studio flats, accommodated within buildings of no more than three storeys in height. The application site initially accommodated two large semi-detached properties (Roden and Copthorne), built in the late 1880s and redeveloped in the 1960s with a low rise residential complex built by the YWCA. This site is presently owned by Community Housing Group (CHG) and is occupied by approximately 50 residents who have secured tenancy.

The buildings on site are set back from the main road and are well screened by mature trees. There are a number of mature trees on site, a number of which are protected by Tree Preservation Orders (TPO). The buildings on site are set in mature landscaped gardens. The character of Hornsey Lane is a well planted with development set back either side of the lane. There is a fairly comprehensive mix of development along Hornsey Lane, including some original Victorian villas and 20th Century flatted development. Buildings on the northern side of Hornsey Lane are quite tall and vary in height. The building to the right of Roden Court, Hilltop House, is a twelve storey 1960s residential block with large grounds to the rear. The site to the left is Ridgeway Gardens, a residential scheme completed in the late 1980s consisting of 44 units, made up of a mix of flats and houses. Ridgeway Gardens consists of two six storey blocks to the front and 2 1/2 storey dwellings running parallel to the east and western boundaries to the rear.

The application site, along with the adjoining sites, slope significantly from their frontage onto Hornsey Lane down towards the wooded embankment of the Parkland Walk to the rear. Parkland Walk is a disused railway line which is classified as Metropolitan Open Land, and which is of important ecological value. The application site lies outside the Crouch End Conservation Area, however the area of Islington opposite this site is within a designated Conservation Area.

PLANNING HISTORY

HGY/2005/0831 - Tree works to include: crown reduction by 30% and removal of deadwood to 1 x False Acacia T1, removal of deadwood to 1 x False Acacia T4, pruning back of 1 x Sycamore T2 and removal of two sucker growths to 1 x Sycamore T3.- Approved 23/08/2005.

HGY/1993/1407 - Crown thinning and crown lifting by 30% to one Lime, 1 Oak and 1 Sycamore -

HGY/2007/1723 - Tree works to include reduce and reshape 30%, 10% thin, remove low epicormic to crown break of one x Lime tree and reduce and reshape 30%, 10% thin, remove lvy to main union of one x Sycamore tree - Refused 09/10/2007

HGY/2007/1595 - Demolition of existing buildings and erection of one eight-storey and one ten-storey block fronting onto Hornsey Lane, with one 1 to 5 storey projecting block (western block) and one 5 to 7 storey projecting block (eastern block) at the rear, comprising of 68 x 1 bed, 18 x 2 bed, 11 x 3 bed and 2 x 4 bed units, plus 40 extra care units (a total of 139 units) with basement car parking, cycle parking and associated landscaping – Refused

DETAILS OF PROPOSAL

This application is for the demolition of the existing buildings and for the erection of one eight-storey and one ten-storey block fronting onto Hornsey Lane, with one 1 to 5 storey projecting block (western block) and one 4 to 7 storey projecting block (eastern block) at the rear. The proposed development of this site will consist of:

- 40 units allocated to an extra care units;
- 44 private sale flats ranging from one to three bedrooms;
- 4 family homes with private gardens;
- 48 one bedroom flats for re-provision;
- over 40 basement car parking spaces and cycle storage;
- Total of 136 units.

CONSULTATION

Ward Councillors
Building Control
Legal Services
Noise and Pollution
Policy
Transport for London
Environmental Agency
Metropolitan Police
Units 1-95 Roden Court
Flats 1 to 48 (c.) Hilltop House, 117 Hornsey Lane
Flat 1 to 37 Grafton House 119 Hornsey Lane
No's 1-44 Ridgeway Gardens
Flats z1-26 Princess Court, 105 to 107 Hornsey Lane
1-6 Wychwood End
Flats 1-12 Sandy Lodge, Avenue Road, N6
Flats 1 to 7 29 Avenue Road, N6
Flats 1 to 8 Lorelei House, Avenue Road, N6

No's 35-47 Avenue Road, Avenue Road, N8
Flats 1-15 Baronsclere Court, Avenue Road, N8
Flats 1-12 Melisa Court, N6
Flats 1-15 Margaret Mcmillan House, Hornsey Lane
Flats 1-21 Caroline Martyn House, Hornsey Lane
Flats 1-12 Arthur Henderson House, Hornsey Lane
140, 142 Hornsey Lane, N6

RESPONSES

Building Control – Have checked the compliance for 'Regulations B5 Access for Fire Service' and confirm that it appears unsatisfactory.

Transportation – The highway and transportation authority would not object to this application on the conditions that the applicants make a contribution of £50,000 (Fifty thousand pounds) towards the construction of a raised tables/entry treatment at the site access junction with Hornsey Lane and footway improvement as well as an upgrade to the traffic calming measures on Hornsey Lane.

Recreation Services – Comments from the Officer with responsibility for Nature Conservation are summarised as follows:

- highlights the importance of further survey work as recommended in the ecology report, in particular Bats surveys;
- recommends that the garages to the rear are surveyed for bat roosts;
- expresses concern about the light spill onto Parkland Walk, a Local Nature Reserve;
- encourages the extensive use of green roof and highlights the need to make sure this fully implemented as opposed to being scaled back once under construction;
- encourage the incorporation of swift and bat boxes into the fabric of the new building and would be happy to further advise/ liaise on this;
- and recommends further investigation on the small stream drains from the site into the Local Nature Reserve.

Crime Prevention Design Adviser

The Metropolitan Police Crime Prevention Officer have already been consulted on the site boundaries by the Developer and had a meeting and walk round the site with them to consider it further. The Crime Prevention Officer ask that this consultation continues throughout the life of the project so that the project can fully comply with the aims and objectives of the Secured by Design scheme. The Officer makes the following observations:

- The underground car parking will need proper access control to prevent casual use and abuse. A roller-shutter will be used in conjunction with an access control system which appears to be a good solution. The car parking should be well lit, consider using the Park Mark Standards for this.
- Good lighting is an excellent crime prevention tool that has been proven to reduce crime at a fraction of the cost of CCTV and other methods. Consider feature lighting the front of the blocks, especially around the communal entrances and other paths around the site that will see pedestrian use.
- Bollard lights (mentioned on page 10 of the Design and Access Statement) are generally not recommended as they are frequently vandalised and offer poor quality light at head height. It will be a key challenge on this site that the lighting is effective and appropriate for its setting.
- Consider the vehicular access to the site. The general rule in crime prevention is to reduce the number of entrances and exits so that there is greater control over them by the residents. Is the vehicle entrance at the east side of the scheme really needed?
- The types of planting should be carefully chosen to enhance security but not become overgrown in future years to offer cover and concealment for a criminal.

- The communal door security and access control systems are a key security measure on this type of development and it is urged the Developer use a high specification of security at these points.
- The design and planning stage of the development is the ideal opportunity to reduce crime

London Fire and Emergency Planning Authority - The Brigade is now satisfied with the proposal.

Islington Council – Have no objection

Thames Water – Have recommended a number of informatives.

Local Residents - Letters of objection have been received from the residents of the following properties and are summarised below (letters in respect of the previous and current scheme):

No's 6, 15, 25, 30, 31, 32, 34, 40, 42, 43 & 44 Ridgeway Gardens
Flats 10, 11, 13, 25, 37 Hilltop House – On behalf of the Hilltop House Residents Association (25 signatures)
17, 25 (accompanied with a petition for 211 signatures) & 26 Princess Court
2 Seymour Court, 29 Avenue Road
Flat 5, 31 Avenue Road
23 Grafton Hall
84 Whitehall Park
1, 2, 4, 5 & 6 Wychwood End
61 Hornsey Lane Gardens
15 Milton Park
27B North Hill
1 Marbleford Court, 123 Hornsey Lane
Flat 18, 125 Hornsey Lane
13, 49, 50 & 61 Roden Court

1. The reduction in size is marginal;
2. Overdevelopment/ density of the proposal;
3. The proposal is overwhelming, intimidating, particularly the towers to the front;
4. Development is too high a density and unsuitable for a suburban location;
5. Development out character with the area;
6. Hornsey Lane is already highly developed and congested;
7. Towner blocks will be too high;
8. High rise buildings to the front of the site will serve to add to more confused architectural styles to the area;
9. Wind tunnel effect between buildings;
10. Distance between central courtyard is extremely narrow and will result in the loss of daylight and privacy;
11. Buildings will appear dominant and overbearing;
12. Concern about the sites stability and suitability for high rise development;
13. Impact of structural/ pile foundations on neighbouring buildings;
14. Impact on underground stream which runs through the site;
15. Use of zinc cladding to front elevation would not be in keeping with the character of the area;
16. Contrast of zinc cladding and timber cladding would be overbearing;
17. Inappropriate mix (too many 1 bed units) for an areas characterised by family houses;
18. Flats for families directly beneath flats for single people, is impractical;
19. Placing the extra car accommodation to the rear of the site increased isolation often experienced by elderly people;
20. Passing the entrance/ exit to the underground car park is dangerous for pedestrians and wheel chair users;
21. Community would be too mixed;
22. Lack of amenity space for children;
23. Multi-storey development right through to the rear of the site;

24. Multi-storey mega-blocks will be highly visible from the Parkland Walk, interrupting a currently uninterrupted green space;
25. Peculiar sense of joining the tower block form with lower blocks behind and use of sloping roofs.
26. Insufficient car parking spaces on site;
27. Residents of Roden Court express concern about the large car park/ parking provision given that current residents have very low parking need;
28. Loss of outlook, daylight and privacy (Ridgeway Gardens & Hilltop House);
29. Overlooking from terraces/ balconies to Ridgeway Garden properties;
30. Loss of private gardens – insufficient amenity space;
31. Impact on wildlife;
32. Need for provision of bird and bat boxes;
33. Loss of trees, plants, flowers;
34. Impact on Parkland Walk;
35. Multi-storey blocks will be highly visible from Parkland Walk;
36. Impact on the site's quiet environment;
37. Impact on local environment;
38. The proposal will add to parking pressure and traffic along Hornsey Lane;
39. The underground car park will lead to noise, disturbance and pollution associated with cars entering and leaving;
40. Underground car parking poses a risk for users at all times, particularly at night;
41. Noise from roller blind entrance to car park;
42. Noise from air ventilation to the car park;
43. Such a large development will generate a lot of noise;
44. Potential burglaries to properties on Ridgeway Gardens;
45. Request that the substation be re-sited;
46. Electromagnetic radiation from new substation;
47. Water pressure in the area is frequently compromised;
48. Disruption, noise and dust associated with construction;
49. Noise associated with the family units would affect the extra care and re-provision flats;
50. Impact on underground stream in the site;
51. Subsidence.

Letters of support have been received from the residents of No's 31, 33, 36, 42, 44, 55, 58, 65, 66 & 88 Roden Court, Roden Court Residents Association and the over of 11 Sandy Lodge, Avenue Road and are summarised as follows:

- Flats are in a poor condition and small in size;
- Blocks fit in with neighbouring blocks;
- Need for better quality social housing in this part of the Borough;
- The proposal is imaginative and makes good use of available space whilst being sympathetic to wildlife and the environment;

One resident's of Roden Court, who is in support of the principle of redevelopment, has concern about the size of the 'extra care' block and the impact this will have on light levels and outlook to the re-provision flats. This resident has also expressed concern about the fact that there will be no communal room for the re-provision residents, the principle of separate accesses to the re-provision flats and the family housing units and the loss of the yew tree.

Another resident of Roden Court, who is in support of the principle of redevelopment, has concern about the distance between the re-provision block and the extra care block.

Local Residents Groups

Highgate Society - Have seen the above revised application, which appeals to be little changed in substance from the previous application refused. The main changes appear to be

a minimal reduction in the number of flats from 141 to 136, and, as far as they judge, a slight slimming-down of the size of the blocks of flats and alterations to fenestration, though the visual impact is negligible. In terms of scale, massing, design and visual impact, the application is effectively unchanged. The Society are particularly concerned that there is no reduction in height of the tower blocks which the drawing clearly show will be substantially higher than the tree line, and therefore presumably visible on the skyline along the high and visible Hornsey Lane ridge from a considerable distance and from many viewpoints. They are also disappointing that the built massing of the block continues to take its theme from the tower blocks at Hilltop House and Ridgeway Gardens, rather than from the wider, predominantly lower-scale character of Hornsey Lane.

The Society recognises the need for sheltered housing of this type in the Highgate area and does not necessarily wish to see a substantial reduction in the number of units for its own sake. However, as designed, the development will dramatically change the character of Hornsey Lane, setting a precedent for similar developments in the place of the lower-scale development which predominates.

The Society consider that much more discussion and study is needed to ascertain the most appropriate style of building for this site, and whether, indeed, the density and massing proposed is simply excessive for its location. Highgate Society therefore cannot support the revised application.

Friend of Parkland Walk – The closeness of the west wing of the proposed (7m from the Nature Reserve) although designed to be low will be obtrusively visible from the Nature Reserve, therefore affecting ecology. The spring of water that flows onto Parkland Walk plays a role in the ecology of this part of Nature Reserve and therefore it is important that this source of the flow is known and protected.

Hornsey Lane Association (HLA) – Accept the need to redevelop the site but highlight the need for the new development to fit into its environs. The association object strongly to the scale and intensity of the development and believe that Ridgeway Gardens and Princess Court are of a more appropriate scale. The HLA believe that the massive increase of parking on site will adversely affect traffic conditions on Hornsey Lane and point out that if the development were on the other side of the road no parking provision would be permitted.

Other Consultation

Development Control Forum – The scheme which comprised the first application was presented at a Development Control Forum meeting on the 6th September 2007. The minutes of this meeting are attached in Appendix 1.

Design Panel - An initial scheme was presented to the Design Panel on 1st August 2007. Overall the Panel felt that the scheme design was well-considered and that the designer had addressed the development of the site in a positive manner. However some concern was expressed about the change of character of the site that is likely to occur as a result of accommodating a significant increase of dwellings on the site. The panel felt that the site's overall greenness and mature planting, along with the low-level nature of present development results in a pleasant, open character that contributes positively to Hornsey Lane. The panel recommended that any development of this site should be sympathetic to this character.

The panel expressed concern about the height/ bulk of the development, especially in the larger front blocks. They felt that the current arrangement is low level and open in character and that the proposed development represents a significant change to the character of the area. The Panel commented that the designer should not use adjacent development as a guide to the height of the proposed scheme given the intensity of the proposed development. The Panel suggested that alternative building forms should be tested to discover arrangements that result in a less tall and bulky development. One suggestion was exploring the idea of excavation of the site to drop the height. Another suggestion was to revisit the

front section and to look at the possibility of bridging between those blocks to transfer some of their volume into a gateway form.

Pre-Application Consultation - A 'Statement of Community Consultation' was submitted with this application and outlines some of the pre-application consultation measures taken by the applicant's – Community Housing Group (CHG). The following meetings have been held by CHG:

- Short-hold tenants informed of the situation and options available; by letter (13/03/06);
- Meeting with all Roden Court; Roden Court common room (RCCR) (5/04/06)
- Meeting assured and secured long-term tenants, RCCR (20/09/06);
- Short-hold tenants offered potential shared house accommodation within Community Housing Group; by letter (6/11/06);
- Short-hold tenants offered surgery times to use facilities in the office at Roden Court to assist their search; by letter (29/03/07);
- Roden Court assured and secured long-term tenants; RCCR (22/05/07);
- Haringey Council members; London Borough of Haringey Town Hall (23/05/07);
- Public drop-in session; Highgate Library (30/05/07);
- 1st Drop-In Session with Roden Court Residents; RCCR (12/09/07)
- Residents visit to other PTEa's development to see similar features actually built, PTEa' office, Islington (19/06/07);
- Lynne Featherstone, Member of Parliament Crouch End and Wood Green; House of Commons (20/07/06);
- Environment Committee, Highgate Society; Highgate Society Headquarters (23/06/07)
- Ridgeway Gardens and Hilltop House residents; Coleridge Primary School (27/06/07);
- Hornsey Lane Association, Dialogue's office (9/07/07);
- Formal presentation of final plans to Roden Court residents; RCCR (11/07/07).

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 13: Transport

Planning Policy Statement 22: Renewable Energy

The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.3 Efficient use of stock

Policy 3A.4 Housing choice

Policy 3A.5 Large residential developments

Policy 3A.8 Negotiating affordable housing in individual private residential and mixed-use schemes

Policy 3A.10 Special needs and specialist housing

Policy 4B.3 Maximising the potential of sites

Policy 4B.5 Creating an inclusive environment

Policy 4B.6 Sustainable design and construction

Policy 4B.7 Respect local context and communities

Policy 4B.9 Large-scale buildings – design and impact

Policy 4C.8 Sustainable drainage

Policy 4C.21 Design statements

Policy 6A.4 Priorities in planning obligations

Policy 6A.5 Planning obligations

Supplementary Planning Guidance (Mayor of London)

Sustainable Design and Construction (May 2006)
Housing (November 2005)
Accessible London: Achieving an Inclusive Environment (April 2004)

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy G3 Housing Supply
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy UD8 Planning Obligations
Policy UD9 Location for Tall Buildings
Policy ENV2 Surface Water Runoff
Policy ENV3 Water Conservation
Policy ENV5 Works Affecting Water Courses
Policy ENV6 Noise Pollution
Policy ENV7 Air, Water and Light Pollution
Policy ENV9 Mitigating Climate Change: Energy Efficiency
Policy ENV10 Mitigating Climate Change: Renewable Energy
Policy ENV11 Contaminated Land
Policy ENV13 Sustainable Waste Management
Policy HSG1 New Housing Development
Policy HSG4 Affordable Housing
Policy HSG5 Hostel Accommodation
Policy HSG7 Housing for Special Needs
Policy HSG9 Density Standards
Policy HSG10 Dwelling Mix
Policy M2 Public Transport Network
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
Policy M10 Parking for Development
Policy OS2 Metropolitan Open Land
Policy OS6 Ecologically valuable sites and their corridors
Policy OS11 Biodiversity
Policy OS15 Open space deficiency and development
Policy OS17 Tree Protection, Tree Masses and Spines

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
SPG3c Backlands Development
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Parking Standards
SPG7b Vehicle and Pedestrian Movement
SPG7b Travel Plans
SPG7c Travel Assessment
SPG8a Waste and Recycling
SPG8b Materials
SPG8c Environmental Performance

SPG8d Biodiversity, Landscaping and Trees
SPG8e Light Pollution
SPG8f Land Contamination
SPG8g Ecological Impact Assessment
SPG9 Sustainability Statement
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10c Education needs generated by new housing

Other

CABE/English Heritage document "Guidance on Tall Buildings,"

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application follows on from a recent refusal (LPA Ref: HGY/2007/1595) which was for a similar development of 40 extra care units and 99 residential units. The reasons for refusal are summarised below and are addressed within this report.

- The development owing to its bulk and mass would result in an overly dominant building form which would not relate successfully to the size of the site, to adjacent buildings;
- The combination of the height and width of the two blocks at the front of the site, and the proximity of one of the blocks to the eastern boundary of the site, would lead to the development having a cramped appearance within the site;
- The proposed development owing to its proximity to Hilltop House and presence of habitable to habitable facing windows within 10 metres of each other would lead to overlooking/ loss or privacy;
- The height and mass of the rear projecting eastern wing would have an overbearing, dominant impact and would give rise to excessive overlooking/ loss of privacy;
- The architectural quality of the proposed buildings, in particular the treatment and choice of facing materials and the arrangement of fenestration to the front elevations, would be unsympathetic to the material qualities of surrounding area.

The main issues with this application are the same as those considered before, namely, the (1) the principal of extra care/ additional residential use on site, (2) the design, built form and layout of the proposed development, and how it differs from previous scheme, (3) transport implications, including public transport accessibility, traffic generations, levels of car parking/ cycle provision (4) impact on adjoining residential properties, (5) sustainability and environmental issues and (6) planning contributions.

1 EXTRA CARE/ ADDITIONAL RESIDENTIAL USE

Extra Care

The proposal is for 40 extra care units (15 one bed and 25 two bed units). This extra care facility will have associated communal facilities. Extra care accommodation promotes independent living while providing a level of support and intermediate health and social care for people who are frail due to old age or who have significant disabilities. It is normal that other health and social care services visit such facilities for consultation and treatments.

In a joint study carried out by the Council's Director of Social Services and Director of Housing it was revealed that 322 units of extra care housing area needed in the Borough to meet current needs and 416 will be needed by 2013. The Borough currently only has 60 such units of extra care housing. The provision of extra care housing has been identified as a priority in the Borough's 'Supporting People Strategy 2005-2010' (agreed in March 2005). The provision of such accommodation is strongly welcomed and accords with Policy HSG1 'New Housing Development' and Policy HSG7 'Housing for Special Needs' of the adopted Unitary Development Plan (UDP).

Residential Density

This residential site encompasses an area of 0.88 hectares and the proposed residential scheme will have a habitable room density of 375 habitable rooms per hectares (HRH). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general guideline should be in the density range of 200- 400 habitable rooms per hectares.

In terms of the London Plan (2004), the plan categorises density ranges in terms of location, setting, existing building form and massing. Based on the density matrix within the plan the site is considered to be within an urban area where flats are the predominant housing type a density of 300-450 HRH would therefore be acceptable for this site. The proposed residential density is therefore considered to be acceptable and to be in keeping with both the density standards of the adopted UDP and the London Plan. However, density will not override the other main planning consideration mentioned below.

Residential Mix

Policy HSG10 seeks to ensure a mix of housing types and sizes within developments to meet the range of housing needs in the borough. The recommended mix for private market housing is set out in SPG3a and requires a dwelling mix of 37% 1 bedroom units, 30% 2 bedroom units, 22% 3 bedroom units and 11% 4 bedroom units. The 43 private units will be provided in the upper floors of the tall blocks to the front of the site.

The residents mix for the private sale units equates to 52% 1 bed, 41% 2 bed and 7% 3 bed. On policy grounds the proposal should have a higher proportion of larger units (3 and 4 bed units). However in this case given the nature of this application (i.e. the larger element of re-provision and the extra care facility), the constraints of the site and difficulty of providing family sizes units in tall blocks, it is accepted that there is limited potential to provide for more larger family units within the private sale units.

The recommended mix for affordable housing development is also set out in SPG3a and requires a mix of: 28% 1 bed, 20% 2 bed, 22% 3 bed flats and 32% 4 bed. The residents mix for the affordable housing units equates to 68% 1 bed, 27% 2 bed, 3% 3 bed and 1% 4 bed units. Given that there is a large element of re-provision on the site and the proposed extra care accommodation the possibility of providing a larger number of affordable family housing units is also considered to be limited. Eight large family apartments will be provided in the lowest two floors of the eastern block. Some of these units will open out onto private gardens while some will have large private balconies.

Affordable Housing

In line with Planning Policy Guidance Note 3, Government Circular 06/98, policies 3A.7 and 3A.8 of the Adopted London Plan and the Council's UDP policies a proportion of affordable housing is required to be provided on site to meet the borough target of 50%. The London Plan seeks to achieve a range of types of affordable housing and an appropriate balance between social and intermediate housing, to meet a London wide objective of 50% social housing and 50% intermediate housing.

In this case the affordable housing contribution has been calculated on the basis of the number of habitable rooms provided in the scheme. Based on the number of habitable rooms provided policy HSG4 would require 65 habitable rooms to be affordable. The proposed 4 family social rent units will provide 17 habitable rooms of affordable housing. When account is taken of the number of habitable rooms provided in the extra care facility (104) the proposed scheme demonstrates a high level of affordable housing provision. The proposed development does not provide a percentage of intermediate units (shared ownership). However given the high element of affordable housing being provided on site (the re-provision for existing residents, the extra care facility and family units) and the strong need for social rented accommodation in the west of the borough, the proposal is considered to be an acceptable balance and is considered to be in accordance with the requirements of policy HSG4 and SPG 10b 'Affordable Housing'.

2 DESIGN, BUILT FORM & LAYOUT

Siting and Design

The proposed development will consist of two towers to the front of the site with projecting wings to the rear which reduce in height. The block closest to Ridgeway Gardens will be 8 storeys in height (25.5 metres) and will marginally exceed (by 1 metre) the height of Ridgeway Gardens. The other block will be 10 storeys in height and will not be higher than the neighbouring tower block (Hilltop House: a 12 storey block). Policy UD9 of the UDP states that applications for tall buildings will be assessed against the following criteria (a) high design quality; (b) acceptable relationship to surroundings; (c) appropriate site size and setting; (d) wind turbulence and overshadowing; and (e) impact on historic environment. Policies 4B.8 and 4B.9 of the London Plan encourages the principle of the 'compact city' and places particular emphasis on design quality and the location of tall buildings.

The tower blocks will sit slightly forward of the existing buildings on the site and will result in the loss of some mature trees; namely a sycamore tree, a group of Cypresses and a Rowan. The front block closest to Ridgeway Gardens will sit 12 metres away from this flank wall of this neighbouring block. There are no habitable windows on the side elevation of Ridgeway Gardens. The other block closest to Hilltop House, will be 10 metres away from the side of this neighbouring block.

The profile of the two front towers have been changed from the previous scheme to produce more slim line blocks with slimmer front elevations. This change has reduced the bulk and mass of the proposed buildings and will help to ensure adequate opportunities for glimpse views into the site. In terms of maximum height there has been no change in the overall height/ number of floors to the proposed blocks. The top of the towers will have penthouse floors, which will be set back from the front, side and rear elevations of the main bulk of the towers. The design of these floors will help reduce the overall height of these blocks and will give them a distinctive roof profile.

As already pointed out there is a number of high buildings along this side of the Hornsey Road, with tall buildings located to either side of (Hilltop House: a 12 storey block and Ridgeway Gardens: two 6 storey blocks). The western most block will be of comparable height to the nearest block in Ridgeway Gardens, while the eastern block will site below Hilltop House. In terms of height there will be a gradual stepping-up from the existing 6 storeys in Ridgeway Gardens through to the proposed 8 and 10 storeys to the existing 12 storeys of Hilltop House; however bearing in mind existing site levels this transition in height is not very noticeable. Computer-generated images have been prepared and submitted with this application to show the impact of the proposal in its local context (both near and further way).

The front elevation of the front towers are well articulated to break down their overall bulk and to give them a distinctive appearance both in short and long views. Bearing in mind the topography of the site, its context with Hilltop House and Ridgeway Gardens, the set back from the street and the number of mature trees/ screening to the front of the site, it is considered that the proposal will not adversely the streetscale, skyline/ panoramas and character of the area. Overall the quality of the towers design is considered to be acceptable and meets the requirements of policy UD9 and design policy UD4. The effect on the proposed blocks in terms of loss of daylight/ sunlight and overlooking are considered in more detail further on in this report.

The western rear wing will project 92 metres into the site and will be 8 metres away from the rear boundary with Parkland Walk at the closest point. This western block will step down in scale from the front of the site eventually to a single storey at the back with Parklands Walk; in order to address privacy/ overlooking issues with the properties in Ridgeway Gardens. The existing 2 ½ storey family dwellings which are built parallel to the western boundary of the site are elevated approximately one storey in relation to the Roden Court site. In order to maintain appropriate window to window distances the proposed 4th storey to this wing will be set in and

will have no habitable windows facing towards Ridgeway Gardens. There will be no balconies of the side of the building facing towards these properties in Ridgeway Gardens.

This projecting western block will accommodate the extra care facility. These units will be accessed via an entrance courtyard located along the western access road (beyond the entrance point to the basement car park). There will be approximately 3 car parking spaces including parking for deliveries provided near the entrance to the extra-care facility.

The eastern block and projecting wing will project 53 metres into the site and will terminate close to an oak tree. The rear section of this block will step down to 4 storeys. The height of this wing has been reduced from the previous scheme of 5 storeys to 4 storeys to address the overlooking/ loss of privacy and overbearing impact, noted in the reason for refusal in the previous scheme.

This part of the development will sit in a similar footprint to an existing three storey blocks of Roden Court. However, the new building will sit closer to the eastern boundary. The outer most point of the front tower will be 4 metres away from the boundary with Hilltop House, in comparison to the existing three storey building which is 8 metres away from the boundary. This eastern block which will sit opposite the western elevation of Hilltop House will have habitable windows which will be within 10 metres of habitable windows along the side of Hilltop House. Although this distance is generally inadequate, it is noted the windows to side of Hilltop House are secondary. The windows on the side elevation of the proposed eastern block will be obscure glazed.

A shared internal courtyard will be created between the proposed western and eastern blocks which will allow for views to the back of the site. The width of the courtyard area will vary because of the curved nature of the eastern and western blocks. At its closest point the gap between the blocks will be 15 metres and at its widest point it will be 20 metres. The Local Planning Authority (LPA) accept that normal privacy standards (i.e. 20 metre for two-storey development, with 10 metres for each additional floor) are only generally applied to buildings on adjoining sites as opposed to the layout of a new high density residential scheme which form part of the same building complex/ community. On balance the distance between these facing blocks is considered to be acceptable.

Materials

A comprehensive palette of materials, including render panels, timber cladding, blockwork masonry will be used. The front tall blocks will have a masonry base with a combination of metal cladding and glazing at the upper floors. There will be series of balconies along the front elevation of both front blocks. More glazing and more balconies will be created along the front elevations of the proposed blocks in comparison to the previous scheme. These changes, coupled with the visualisation of the appearance of these blocks through Computer Generated Images (CGIs) as submitted with the application, have addressed the Council concerns about the elevation in respect of the previous scheme; which were seen to be 'heavy and impermeable structures'.

The elevations of the rear projecting section of the proposed development will consist of render panels, divided by windows and balcony slots. The sections of the proposed development located closest to Parkland Walk will incorporate more timber cladding.

The flat roof of the projecting wings will have green roofs, planted with sedum, therefore providing a pleasant aspect for the occupiers of the two front towers and to neighbouring occupiers.

Internal Layout/ Access

The proposed residential units will comply with Housing Corporation standards and the Council's standards as set out in SPG3a. The extra care scheme will be fully wheelchair accessible, therefore representing an overall provision of 30% wheelchair accessible units on site.

Amenity Space

All of the private sale apartments and re-provision flats will have balconies. The large family apartment located in the lower ground floor of the eastern block will have private gardens. These private gardens will just meet the minimum amenity space standard of 50 sqm (as set out in SP3a). The extra care units and the 48 re-provision units will have access to the rear garden area (over 1,400 sqm in size) located next to Parkland Walk. All the residents of the new Roden Court will be able to use the central courtyard space.

3 TRANSPORT AND PARKING

In accordance with the requirements of SPG7c a Transport Assessment has been prepared by ADL Traffic Engineering. The Traffic Assessment provides an assessment of the likely traffic generation associated with the proposed development, an assessment of the impact of the development on the local road network and an assessment of the accessibility of the site.

Public Transport Accessibility

The application site is situated close to the W5 bus route on Hornsey Lane/Stanhope Road which offers some 10 buses per hour (two-way) for bus connections to Archway Road tube station. The site is also within a short walking distance of Archway Road, providing some 56 buses per hour (two-way) for bus connections to Archway Road and East Finchley tube stations. It is therefore considered that a high proportion of residents of this development would use public transport.

Vehicle Accesses and Parking:

The two existing access points to the site will be retained. The western access will operate as the main access with the eastern access acting as a 'hammerhead' turning facility for refuse trucks. It is proposed to provide 45 basement car parking spaces plus 3 surface car parking spaces for the extra care facility. The basement car park and car parking spaces will be accessed via the access route which runs along the western boundary of the site. This access route is already in existence and provided access for the 24 lock-up garages located to the back of the site.

It is noted that the level of car ownership with the existing resident community is very low. It is also noted that this site is not identified within the current UDP as renowned for car parking pressure. The Council's Transportation Officer is satisfied with the level of car parking provision proposed.

As noted above the Council's Transportation Officer will require the proposed western access junction with Hornsey Lane to be upgraded to include a raised table and some traffic calming measures to be implemented, so as to mitigate against possible dangers to pedestrians/ road users. The applicant's have confirmed that the eastern access will not be used except for refuse and emergency vehicle access only, along with pedestrian and cyclists. This will be achieved by restricting access by way of telescopic bollards which will be operated by the concierge of the building. These bollards will be located 10 metres back from Hornsey Lane, therefore allowing for refuse vehicles to pull up and wait for access to the site. This arrangement is considered to be acceptable.

Traffic Generation

In terms of traffic generation the Council's Transportation Officer accepts ADL's forecast that a development of this magnitude (9145sq.m gross floor area) will generate some 50 and 51 vehicles (two-way) in the morning and evening peak (0800-0900 and 1700-1800 hours respectively) and that this traffic flow prediction will only amount to an increase of 27 and 17 vehicles (two-way) in the morning and evening peak hours respectively.

It is therefore deemed that with this low level of projected increase in vehicular trips to and from this site, together with the restricted car parking provision the traffic impact of this development proposal on the adjoining roads will not be significant.

Walking/ Cycling

There are pedestrian footways on both sides of Hornsey Lane with the northern footway providing pedestrian linkage to this site. There are a number of traffic calming measures along Hornsey Lane to slow vehicles and to safeguard pedestrians and cyclists. As noted by the Council's Transportation Officer the pedestrians would benefit from upgraded improved footways within the vicinity of the site which would encompass the removal of the concrete bollards on the footway abutting south of Hornsey Lane. These improvements would be sought through a Section 106 agreement.

In terms of cycle provision the applicants proposed to provide 45 cycle racks. This is considered to be acceptable however the Council will require that 6 cycle racks be provided near the entrance to the extra care facility. It is envisaged that the proportion of people cycling will increase, in time, with the enhanced cycle provision proposed with this development.

4 IMPACTS ON LOCAL RESIDENTIAL AMENITY/ ADJOINING CONSERVATION AREA

Daylight and Sunlight Issues

A daylight and sunlight study was prepared and submitted with this application to assess the likely impact of the proposed development on the nearest neighbouring residential properties. The report has been carried out in accordance with BRE Report 'Site Layout Planning for Daylight & Sunlight' 1991, the standard identified by Haringey's Unitary Development Plan. This Vertical Sky Component (VSC) and Average Daylight Factor (ADF) have been used in this analysis.

The VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating what is called the vertical sky component at the centre of the window. The BRE guide advises that non-habitable rooms need not be analysed for VSC.

The ADF method uses a mathematical formula, involving values for the transparency of the glass, the net glazed area of the window, the total area of room surfaces, their colour reflectance and the angle of visible sky measured from the centre of the window. This is a method that measures the general illumination from skylight and takes into account the size and number of windows and size of rooms.

The study specifically considers the nearest residential properties in Ridgeway Gardens and Hilltop House. In terms of the properties in Ridgeway Gardens these properties are fully compliant with BRE Guidelines meeting both the VSC and ADF criteria.

In terms of Hilltop House the report states that the majority of the windows on the side elevation of this building are dual aspect living rooms and therefore VSC has not been applied. In this case the ADF methodology is considered more appropriate as it gives a value to the quantity of light throughout the room taking into account other windows. Based on this approach the consultants consider that all rooms within this property meet BRE criteria.

A sunlight analysis has been undertaken calculating annual probable sunlight hours (APSH) for the main windows of rooms which face 90 degree of due south. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with winter analysis covering the period from 21st September to 21st March. For residential

accommodation, the main requirements for sunlight are in living rooms and are regarded as less important in bedrooms and kitchens.

The BRE states a window may be adversely affected if the APSH received at a point on the window is less than 25% of the annual probable sunlight hours including at least a 5% of the annual probable sunlight hours during the winter months and the percentage reduction of APSH is 20% or more.

The consultants deduct that some of the windows on the western elevation are kitchen windows and therefore that the APSH levels to these rooms is considered to be less important. Overall it can be deducted that the proposed development will still retain good daylighting and sunlighting levels to the surrounding residential properties and that the proposal would be in accordance with the requirement of SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

Overlooking/ Privacy

The distance between the western block and the properties in Ridgeway Gardens is considered to be acceptable given that there is already an existing three storey building in a similar position and given the further stepping in of the fourth floor. As noted above the nearby 2 ½ storey family dwellings in Ridgeway Gardens are elevated approximately one storey in relation to the Roden Court site. The proposed development will meet the appropriate window to window distances with these properties on Ridgeway Gardens therefore ensuring that it will not adversely affect

As noted above the eastern block which will sit opposite the western elevation of Hilltop House will have habitable windows (bedroom/ Kitchen windows) which will be within 10 metres of each other. This distance is generally inadequate but as noted these windows on the side of Hilltop House are secondary. The windows on the side elevation of this eastern block will be obscure glazed.

The height and mass of the rear projecting eastern wing has been reduced by one storey from previous scheme and on balance will not an overbearing, dominant or detrimental impact on the residential amenities to the occupiers of Hilltop House. There is also a high degree of screening along the eastern boundary to minimise/ overlooking to the residents of Hilltop House.

Noise

Bearing in mind that there is an existing access road next to the western boundary of the site, which provides access to 24 lock up garages to the rear of the site, as well as the screening along this boundary it is considered that the siting of the access to the basement car park and the associated noise with the entry/ exit of cars will not have an adverse impact on the amenity of nearby residents. The basement car park will sit partly at lower ground level and will therefore be partly externally exposed and as such would not require mechanical ventilation.

Impact on adjoining Conservation Area

The proposed development will not impact the setting/ views of the conservation area opposite this site, as the proposed development is well set back from Hornsey Lane and is screened by mature trees. The proposed tall buildings to the front of the site will not interfere with strategic views as identified in policy UD5 of the UDP (views of St Paul's Cathedral and the City from Alexandra Palace).

5 ENVIRONMENTAL ISSUES, SUSTAINABILITY & RENEWABLE ENERGY

Tree Protection

The site is populated with many trees of various species, which are predominantly located around the boundaries, the most significant of which are subject of Tree Preservation Orders (TPO's). Of particular importance are the trees along the frontage with Hornsey Lane which include Beech and Cedar, and those along the eastern and western boundaries which help to screen the site. Towards the rear of the site is a significant Oak (T21). There are also significant trees located in the adjacent property along the eastern boundary. It is proposed to retain the majority of the trees on site.

The foundations for the eastern block would encroach into the recommended Root Protection Area (RPA) of T21; however this area of encroachment is less than 10% of the total RPA. The Arboricultural implication study has proposed a pile and ground beam design and method of installation (using an Air-spade) to minimise disturbance in the RPA. This Council's Arboricultural Officer recommends that this design and method of installation be confirmed and secured by way of a condition.

It is proposed to install a new roadway turning hammerhead which would encroach into the RPA for T53; a beech tree. In respect of the previous scheme the Council's Arboricultural Officer raised concern in regards to the siting of this turning area and possible encroachment into the RPA. The applicant's Arboriculturalist has confirmed that this will be constructed using a 'no dig' form method. It is noted that T33 may require removal to facilitate the new road layout. The Council's Arboricultural Officer has no objection to this, as the tree is of lesser value and its loss would not have such a detrimental impact on the site as a whole.

A number of trees are specified for removal to facilitate the new buildings; these include a Weeping willow (T31) a Yew (T32), a Sycamore (T56) and a group of Cypresses (T55/55a) as well as a Rowan (T52). The Council's Arboricultural Officer points out that T31 and T32 are barely visible from outside of the site and therefore do not merit the protection of TPO's and that T56 is/has a potentially hazardous structural defects and that T52 & T55 are of little amenity value.

Ecology/ Impact on Parkland Walk

As pointed out the application site backs on to Parkland Walk, a disused railway line which is classified as Metropolitan Open Land and a Local Nature Reserve. A Phase One Habitat survey (undertaken in October 2006) has been submitted with this application, in line with the requirements of Policy OS6. This report states that no evidence of bats were found during the survey and concludes that the site has a low biodiversity value. The Council's Nature Conservation Officer has assessed this report and has made the following observations:

- highlights the importance of further survey work as recommended in the ecology report, in particular Bats surveys;
- recommends that the garages to the rear are surveyed for bat roosts;
- expresses concern about the light spill onto Parkland Walk, a Local Nature Reserve;
- encourages the extensive use of green roof and highlights the need to make sure this 'green measure' is fully implemented as opposed to being scaled back once under construction;
- encourage the incorporation of swift and bat boxes into the fabric of the new building and would be happy to further advise/ liaise on this;
- recommends further investigation on the small stream which drains from the site into the Local Nature Reserve.

Overall it is accepted that the scheme has been well designed to minimise the loss of habitats, in particular through the retention of a high number of trees on site and the retention of a large rear garden area. It is also acknowledged that the site would provide a degree of ecological enhancement, namely through the creation of green roofs. Subject to the

appropriate landscaping and the careful siting of external lighting it is considered that the proposal will not adversely affect the nature reserve/ecological value of Parkland Walk.

Sustainability

In accordance with the requirement of SPG9 a 'Sustainability Statement and Checklist' has been submitted with this application. The proposals scores high on the Council's sustainability checklist as the scheme incorporates a number of sustainable measures: namely by:

- Being a brownfield development;
- Accessible by public transport;
- Use of green roof which will reduce heat gains and losses, reduce surface water run off and reduce building maintenance, in addition to providing an ecological habitat;
- Including an energy assessment and use of renewable energy technologies;
- Providing double glazed windows;
- Provides new accommodation of significantly better thermal performance to the existing accommodation.

Use of Renewable Energy

In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development was undertaken. In line with the London Renewable Toolkit, published by the GLA, A list of potential renewable technologies were considered, namely: wind, photovoltaics, Solar Hot Water Systems, Biomass Heating, Biomass Combined Heat and Power, Ground Sourced Heating and Ground Sourced Cooling.

The use of ground source heating and cooling via heat pump technology has been identified on commercial and technical grounds as the most effective solution for meeting the 10% renewable energy requirement. Ground source heat pumps from bore holes submerged beneath the building during construction will provide heating and cooling for the proposed development. The calculations submitted in the assessment indicates that this technology could satisfy approximately 80% of annual heating demand.

Environmental Impact Assessment (EIA)

A screening opinion has been submitted and the LPA has determined that an EIA is not required.

6. PLANNING OBLIGATIONS/ SECTION 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

Highway Improvements

A contribution of £50,000 is being sought for the construction of a raised tables/entry treatment at the site access junction with Hornsey Lane and for other the construction of a raised tables/entry treatment at the site access junction with Hornsey Lane as well as an upgrade to the traffic calming measures on Hornsey Lane to improve the conditions for pedestrians and cyclists at this location.

Education Contribution

In line with Supplementary Planning Guidance SPG10c 'Educational Needs Generated by New Housing', it is appropriate for Local Planning Authorities to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development (applied only to the new family housing units and private sale residential units) is calculated to amount to £140,000.00).

The Local Planning Authority recognises the high level of affordable housing provided in the overall redevelopment scheme for this site. On a habitable room basis the scheme has a higher provision of affordable housing to that required under current affordable housing policy. As pointed out by the applicants' the provision of a large extra care facility and the reprovision of existing residents' bedsits to one bedroom units requires significant cross funding. Given the extraordinary costs associated with the provision of the Council sponsored Extra Care facility and the reprovision units the Local Planning Authority accept that there should be a degree of flexibility in the calculation of the education contribution.

As noted in SPG10c the requirement for education contributions does not necessarily mean that the Council will seek a contribution for every housing application involving the provision of affordable housing. As also stated in this SPG "each application will be considered on its merits on a case by case basis". The Local Planning Authority therefore accept a contribution of £100,000.00 to be a reasonable compromise.

SUMMARY AND CONCLUSION

The proposed development will involve a comprehensive redevelopment of this site to provide a mixed tenure residential scheme. The proposal will deliver a significant amount of high-quality affordable housing and market housing which will make a positive contribution to the Borough's housing supply. The density of the proposed scheme is compatible with recommended density standards and the principle of two high blocks to the front of the site is considered acceptable as the precedent for tall buildings is well established on this side of Hornsey Lane and the proposal continues this pattern of development. The scheme has been designed sensitively to the sites sloping topography, its relationship with neighbouring properties and in particular to achieve an acceptable relationship with the adjoining Metropolitan Open Land/ Ecological Corridor to the back of the site. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

It is considered that the applicant have appropriately responded to the concerns raised in respect of the previous scheme. The blocks to the front of the site have been slimmed down and their detailing partly changed. A storey has been removed from the eastern projecting wing.

Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, Officers consider the proposed development to be acceptable and that planning permission should be granted subject to an appropriate Section 106 Agreement being entered into and suitable planning conditions being imposed.

RECOMMENDATION

GRANT PERMISSION – Subject to conditions and a Section 106 Legal Agreement

Registered No. HGY/2007/2509

Applicant's drawing No.(s) PL3.01 - PL3.19 incl.

Subject to the following condition(s)

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2007/2509, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) A contribution of £100,000.00 towards educational facilities within the Borough (£50,000.00 for primary and £50,000.00 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006.
- (1.2) A contribution of £50,000.00 towards a range of highway and public realm improvements within the immediate vicinity.
- (1.3) The identified 3 x 3 bed units and 1 x 4 bed units to be provided as affordable housing; (denoted as accommodation type B: as shown on Drawing No: PL3.02) and retained in perpetuity as social rented affordable housing within the definition contained in the London Plan.
- (1.4) The identified 48 x 1 bed re-provision units (denoted as accommodation type B: as shown on Drawing No: PL3.02). shall in the first instance be provided for returning existing residents and thereafter retained in perpetuity as social rented affordable housing within the definition contained in the London Plan.
- (1.5) Plus recovery costs / administration / monitoring which equates to £7,500.00. This gives a total amount for the contribution of £157,500.00.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed by 26th February 2008, planning application reference number HGY/2007/2509 shall be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education facilities and contributions towards improvements to the site's access junction with Hornsey Lane and upgrade to the traffic calming measures on Hornsey Lane, the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

RECOMMENDATION 3

In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the Chair of Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) there has not been any material change in circumstances in the relevant planning considerations, and

(ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and

(iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

RECOMMENDATION 4

That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2007/2509 and Applicant's drawing PL3.01 - PL3.19 incl.subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. These should include details of external treatment to the existing rendered walls on the north-western elevation.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the sit

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the front of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated , a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning

Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. Before the development hereby permitted is occupied the parking spaces shown on Plan No PL3.03 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with this approved residential development.

Reason: To ensure that parking is provided in accordance with the Council's standards, in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

8. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. The species, size and siting of the replacement trees shall be agreed in writing by the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and/or replaced as necessary until they are established in growth.

Reason: To maintain the visual amenities of the area.

11. An Arboricultural Method Statement, including a tree protection plan, shall be prepared in accordance with BS.5837:2005 'Trees in relation to Construction' and submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

12. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties and Parkland Walk.

13. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development

14. The 'extra care' residential accommodation hereby approved shall be for the provision of extra care accommodation only for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To ensure the provision of an extra care facility and to enable the Local Planning Authority to maintain strict control over the nature of the use.

15. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:
- (i) Sequence of construction activity throughout each phase;
 - (ii) Location and specification of acoustic barriers;
 - (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;
 - (iv) Details of construction lighting and parking;
 - (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
 - (vi) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition.

Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity and does not have an adverse impact upon Parkland Walk: a Local Nature Reserve.

16. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

17. No development hereby approved shall commence until details of surface water drainage works and source of control measures have been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure water discharge from the site shall not be prejudicial the amenities of the area.

18. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority.

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

19. No development shall take place until a survey for the presence of bats on site has been carried out and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the presence and population of a protected species in line with UK and European Law.

20. A supporting statement shall be submitted demonstrating consistency with the submitted Energy Assessment, along with details of the ground heat pump system and bore holes to be submerged, and approved in writing with the Local Planning

Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.

REASONS FOR APPROVAL

The scheme has been designed sensitively to the sites sloping topography, its relationship with neighbouring properties and in particular to achieve an acceptable relationship with the adjoining Metropolitan Open Land/ Ecological Corridor to the back of the site. The architectural quality of the proposed buildings including their scale, form, massing, proportion and silhouette, facing materials and relationship to other structures is now considered acceptable. The proposal will deliver a significant amount of high-quality affordable housing and will make a positive contribution to the Borough's housing supply. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

As such the proposal is considered to be in accordance with Policies G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD9 'Location for Tall Buildings', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', HSG1 'New Housing Development', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', HSG9 'Density Standards', HSG10 'Dwelling Mix', M10 'Parking for Development', OS2 'Metropolitan Open Lane', OS5 'Development adjacent to Open Space', OS6 'Ecologically Valuable Sites', OS16 'Green Chains' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG8a 'Waste and Recycling', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'.

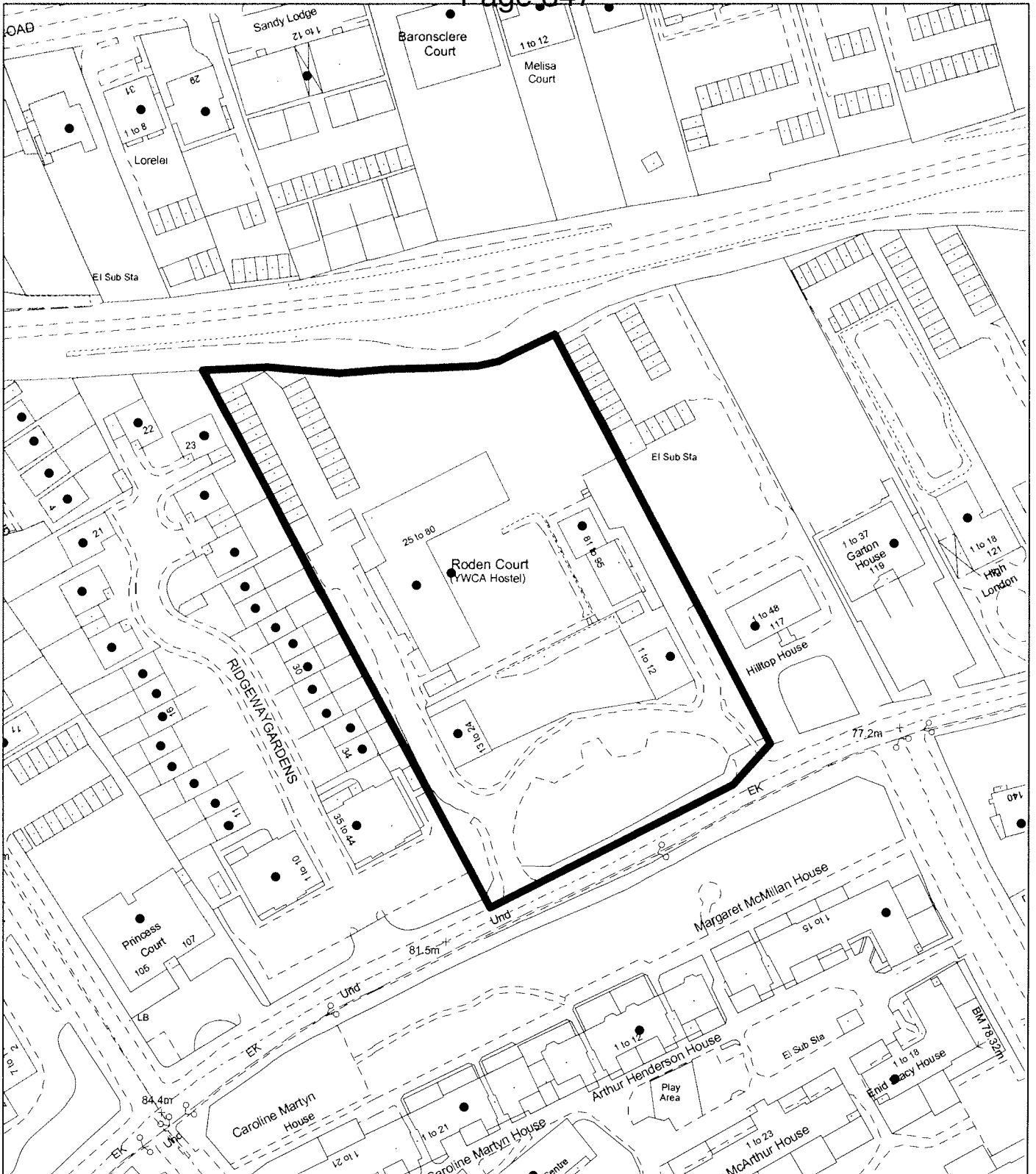
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contact on 0845 850 2777.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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Site plan
Roden Court, Hornsey Lane N6 5NN

HARINGEY COUNCIL

**Directorate of
 Urban
 Environment**

Shifa Mustafa
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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Planning Committee 11/02/2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/2575**Ward:** Noel Park**Date received:** 10/12/2007**Last amended date:****Drawing number of plans:** 001, 003, 004A, 005A, 010A, 101A, 102A, 103A, 110A, 111A, 120A, 121A**Address:** 673 Lordship Lane N22 5LA**Proposal:** Erection of four storey block comprising 2 x four bed, 1 x three bed, 4 x two bed and 7 x one bed flats, with associated parking, cycle storage, refuse bay and recycling area to the rear.**Existing Use:** D1**Proposed Use:** Residential**Applicant:** Forest Manor Developments Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Classified Road

Officer Contact: Valerie Okeiyi**RECOMMENDATION**

GRANT PERMISSION - subject to conditions and a Section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is situated at 673 Lordship Lane outside the conservation area. The site was formerly occupied by the Wood Green Conservative Club, which is currently a four storey brick built and rendered structure. Immediately adjacent to the site are two residential buildings which consist of a four storey purpose built block and 3 storey house that consist of self contained flats. To the west of the site is also the Telephone Exchange building and terraced houses beyond.

To the rear of the site is a dilapidated timber outbuilding and access to the rear is between no. 4 Sultan Terrace to the left and no. 1 Vincent Road to the right.

PLANNING HISTORY

Planning-HGY/1994/1544 - GTD-10-01-95, 673 Lordship Lane London - Erection of single storey storage building.

Planning-OLD/1966/0446 - GTD-20-06-66, 673 Lordship Lane -Extensions and alterations to club house.

Planning-OLD/1972/0623 - GTD-30-05-72, 673 Lordship Lane -Retention of single storey building at rear for use as games room.

Planning-OLD/1973/0731 - GTD-09-05-73, 673 Lordship Lane -Alterations to front elevation.

Planning-OLD/1975/0617 - GTD-13-01-75, 673 Lordship Lane -Display of two illuminated fascia box-signs.

Planning-OLD/1974/0720 - GTD-23-12-74, 673 Lordship Lane -Us of hall as headquarters offices for Wood Green conservative association.

Planning-OLD/1980/0704 - GTD-01-05-80, 673 Lordship Lane -5/3/80 Continuation of use as Headquarter offices for Wood Green Conservative Association.

Planning-OLD/1956/0524 - RNO-27-03-56, 673 Lordship Lane -Addition of garden land at rear to the yard of Bowes Park Telephone Exchange for use as alternative access. Circular 100.

Planning-OLD/1961/0760 - RNO-04-01-61, 673 Lordship Lane -Erection of temporary storage hut at rear. Circular 100

Planning-OLD/1980/1109 - WDN-22-04-80, 673 Lordship Lane -21/3/80 Continuation of use as Headquarter offices for Wood Green Conservative Association.

Planning-HGY/2006/0109 - GTD-27-03-06, 673 Lordship Lane London - Redevelopment of site to include demolition of existing building and erection of 1 x 5 storey building fronting Lordship Lane comprising 5 x 1 bed, 6 x 2 bed and 2 x 3 bed including 14 bicycles stands, 5 car parking spaces and an area for refuse and recycling to the rear.

Planning-HGY/2007/1735 - REF 23-10-07, 673 Lordship Lane Wood Green London Erection of four storey block fronting Lordship Lane comprising of 7 x one bed, 5 x two bed and 2 x four bed flats, and two storey block to rear comprising of 2 x two bed flat plus associated parking, refuse area and recycling to the rear.

DETAILS OF PROPOSAL

The proposal is a revision to the planning application refused on the 23rd of October 2007 for the erection of a four storey block fronting Lordship Lane with the re-design of the internal flat layout and the result in one additional unit comprising of 2 x 4 bed, 1 x 3 bed and 4 x 2 bed and 7 x 1 bed flats omitting the two storey block to the rear that comprised of a 2 x two bed flat. The previous application that was granted in 2006 comprised of 5 x 1 bed, 6 x 2 bed and 2 x 3 bed. The proposal will also include associated parking, refuse area and recycling to the rear.

The applicant has also submitted 100% affordable housing with this scheme.

CONSULTATION

Design Team
Policy Team
Transportation Group
Cleansing
Legal Services
Building Control
Ward Councillors
Andrew Snape
London Fire Brigade
660-676 (e) Lordship Lane
139 – 145 (c) Bracknell Close N22
1-4 (e) Sultan Terrace N22
1-5(o) Vincent Road
16-28 Coombe Road
17 Coombe road
661- 671 Lordship Lane
1-6 (c) Temple Terrace, Vincent
1-16 (c) Suraj 675 – 679 Lordship Lane
77, 79 Moselle Avenue

RESPONSES

The London Fire Brigade

The brigade is satisfied with the proposal

Crime Prevention Design Adviser

- Controlling access to the rear of the site (i.e. via Vincent Road) remains a key issue in preventing crime and providing a safe, sustainable development for future residents. I am pleased that the architect has specified a security gate for the vehicle entrance on the south of the site. I am willing to meet with the architect or developer to discuss this further as necessary. We can be contacted on 020 8345 2167.

- The semi-private nature of this route should be further protected through high quality signage and a change of road surface or similar treatment. If ownership of this space is ambiguous, it will fall out of the control of legitimate residents and become a focus for crime.
- The use of railings on the Lordship Lane street frontage is good design and creates defensible space without compromising natural surveillance.
- The homes would benefit from the enhanced security standards detailed in the “Secured by Design Scheme” (www.securedbydesign.com) and I recommend that consideration is given to achieving the standards. The communal door security and access control systems are a key security measure on this type of development and I urge the Developer to use a high specification of security at these points.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention Department can meet with the developer to discuss the scheme as required.

Waste Management

This proposed development will require a minimum of 2760 litres of refuse containment, plus 690 litres of recycling. This could be provided by using 3 x 1100 refuse bins but the distance to Vincent road is greater than 10mtrs, it would therefore be better to use 8 x 360 litre wheelie bins for refuse and 2 x 360 recycling bins

Residents

- A letter was received from the resident at 41 Granville Road who does not object to the proposal as there is already a valid planning permission for redevelopment of this site. Previously there was no garden and trees on the back of this site, but rather a storage building which has now been demolished. If the redevelopment for either 13 or 14 flats on the front of the site is carried out, there would actually be more grass and trees at the rear of the site than there was before.
- A letter was received from the resident of 3 Temple Terrace who is concerned about vibration and subsequent cracks that would occur and create damage to their property because of its close proximity to the application site. He is however pleased that amenity space, parking and other environmental benefits would be provided for the future occupiers of the flats.

Transportation Group

This proposed development is at a location with high public transport accessibility level (PTAL), with Wood Green tube station a short walking

distance away. We have therefore considered that majority of the prospective residents at this site would travel by sustainable travel modes for their journeys to and from the site. There is also the presence of Wood Green controlled parking zone operating from Monday to Sunday, between 0800hrs and 2200hrs, which provides an adequate on-street car parking control at this location. In addition, our interrogation with TRAVL trip database has revealed that, based on comparative London sites (Albion Wharf -SW11, Fraser Ct - RM1, Leathermarket Ct - SE1, Parliament View - SE1 and Watergardens - SM1), a development of this magnitude would only generate some 5 vehicle movements in the morning peak hour (worse case). We have subsequently considered that this level of generated car trips would not have any significant traffic or indeed car parking demand on the adjoining roads.

Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed 4 off-street car parking spaces, 8 cycle racks enclosed in a secure shelter, pedestrian access off Lordship Lane and the retention of the existing vehicle access off Vincent Road, as detailed on Plan No.0660/010 and in line with the parking standard stated in Appendix 1 of the Council's Adopted 2006 UDP. Moreover, the characteristics of this site fulfil the criteria set up in the Council's adopted 2006 UDP Policy M9, for dedication as a car-free development. However, we will require the applicant to increase the number of cycle racks to 20 (twenty) and we do feel that the adjoining footway on Lordship Lane has uneven surface at the western periphery of the site and would require some upgrade. There is also the need for relocation or removal of the bollards which restrict the width of this section of the footway.

Consequently, the highway and transportation authority would not object to this application subject to the condition that the applicant enters into a S.106 agreement that:

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
HSG 1 New Housing Development
HSG 10 Dwelling Mix
HSG 4 Affordable Housing
HSG 2 Change of Use to Residential
M10 Parking for Development

Supplementary Guidance

SPG 1a Design Guidance
SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes

SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with good public transport links that accord with many of the development principles being espoused by central government. However the redevelopment of the site does raise a number of issues and these can be considered under the following headings:

1. The principle of residential use
2. Density
3. Affordable Housing
4. Dwelling Mix
5. Size, Bulk and Design
6. Privacy and Overlooking
7. Parking
8. Waste Disposal
9. Section 106 head of Terms

1. The principle of residential use

The development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The change of use of the site fronting Lordship Lane to residential will mean the loss of the existing vacant building which was formerly occupied by the Wood Green Conservative Club, which has now been demolished.

Planning permission was granted in 2006 for a change of use of the site to residential.

2. Density

Residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare.

Applying the method of calculation set out in SPG 3a on residential densities, the site covers an area 0.088 ha and proposes a density of 453 hrh. The density is within the recommend density within the Haringey Unitary Development Plan.

3. Affordable Housing

Policy HSG 4 states that all major housing developments will be expected to make a contribution towards meeting the developments will be expected to make a contribution towards meeting the developments capable of providing

10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%

Although the policy would require 50% to be affordable this scheme complies with the policy and in fact the applicant intends for 100% of the housing to be affordable.

4. Dwelling Mix

Policy HSG 10 'Dwelling Mix' requires that development include mix housing types for both non-family and family households. The scheme comprises of 2 x 4 bed, 1 x 3 bed, 4 x 2 bed and 7 x 1 bed flats and conforms to this policy. Generally the accommodation proposed is satisfactory in terms of space standards and layout.

5. Size, Bulk and Design

Policy UD3, UD4 and SPG 1a require that new buildings are of acceptable standard of design and fitting in with the surrounding area.

The development fronting Lordship Lane is virtually identical to the approved 2006 scheme in terms of its footprint, height and relationship to the adjacent buildings. It will still have a modern design and compliment the materials used on the relatively newly built adjacent block. The only significant difference arises from the re-design of some internal flat layouts including an additional unit. The scheme also provides sufficient amenity space at the rear for the future occupants of the flats.

The previously proposed two storey building at the rear to replace the dilapidated timber outbuilding, which has now been demolished has been omitted from the scheme.

6. Privacy and Overlooking

Policy UD3 seeks to protect the existing privacy and amenity of neighbouring occupiers.

With regards to the proposed block fronting Lordship Lane, the habitable room windows of the flats proposed are over 20 metres away from the adjoining dwellings in the vicinity. The proposal meets the requirements set out in SPG 3b in terms of distances required between facing principle windows and will not result in a loss of privacy from overlooking to any adjoining properties.

7. Parking

The revised scheme provides five car parking spaces at the rear which is considered appropriate because the site is located in an area of high public transport accessibility. Transportation comment 'This proposed development is at a location with high public transport accessibility level (PTAL), with Wood Green tube station a short walking distance away. We have therefore

considered that majority of the prospective residents at this site would travel by sustainable travel modes for their journeys to and from the site.'

In the revised scheme the applicants have doubled the number of cycle racks to 14. As the transportation team required an increase.

8. Waste Disposal

The scheme provides bin storage and a recycling area to the rear of the proposed building. However to ensure that the Councils standard of waste management is adhered to a condition will be required with more detailed submission of a waste management scheme.

9. Section 106 Head of Terms

There will need to be an Educational Contribution made due to the number of family units. The proposed scheme will therefore generate an education contribution of £62,722.

The applicant will also have to enter into a section 106 agreement to provide environment contributions of £10,000 toward the environmental improvements.

Recovery/Administration costs should be agreed this comprises of 5% of the total that is £3,636.

The total contribution should therefore be £76,358

SUMMARY AND CONCLUSION

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates residential use is wholly appropriate. The proposed residential units will provide a contribution to housing provision within the Borough offering a mix of housing sizes and types.

It is considered that the proposed development is in accordance with policies UD3 General Principles and UD4 Quality Design of the Haringey Unitary Development Plan and The Councils SPG 1a Design Guidance within the UDP and introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area.

The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.

A Section 106 Agreement has to be sought as part of the planning permission that includes affordable housing, education and environmental as a planning obligation to be provided by the developer.

It is therefore appropriate to recommend that planning permission be granted.

RECOMMENDATION 1

(1) That planning permission be granted in accordance with planning application reference number HGY/2007/2575 subject to a pre condition that Forest Manor Development Ltd shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure: (1) 50% of the units to be provided as affordable housing (2) £62,722 as educational contribution, (3) £10,000 for environmental improvement and £3,636 as recovery cost/administration.

RECOMMENDATION 2

GRANT PERMISSION – subject to conditions and a Section 106 Legal Agreement

Registered No. HGY/2007/2575

Applicant's drawing No.(s) 001, 003, 004A, 005A, 010A, 101A, 102A, 103A, 110A, 111A, 120A, 121A

RECOMMENDATION 3

That, in the event of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) not being signed before 9th March 2008, the application shall be refused for the following reason:-

The proposal fails to provide affordable housing in accordance with the requirements of SPG 10b and Policy HSG4 of the Adopted Unitary Development Plan, and fails to make a contribution towards Educational Provision within the Borough in accord with SPG10c and Policy UD8 of the Adopted Unitary Development Plan 2004.

RECOMMENDATION 4

In the event that the Planning Application is refused for the reasons set out in resolution (3) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates this Planning Application, provided that:-

- (i) **there has not been any material change in circumstances in the relevant planning considerations, and**
- (ii) **The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of no more than 12 months from the date of the said refusal, and**
- (iii) **The relevant parties shall previously have entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.**

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.
Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not

at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

6. The structures and areas shown to house recycling facilities and refuse and waste storage on drawing 010A within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

7. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

8. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

INFORMATIVE:

The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASON FOR APPROVAL

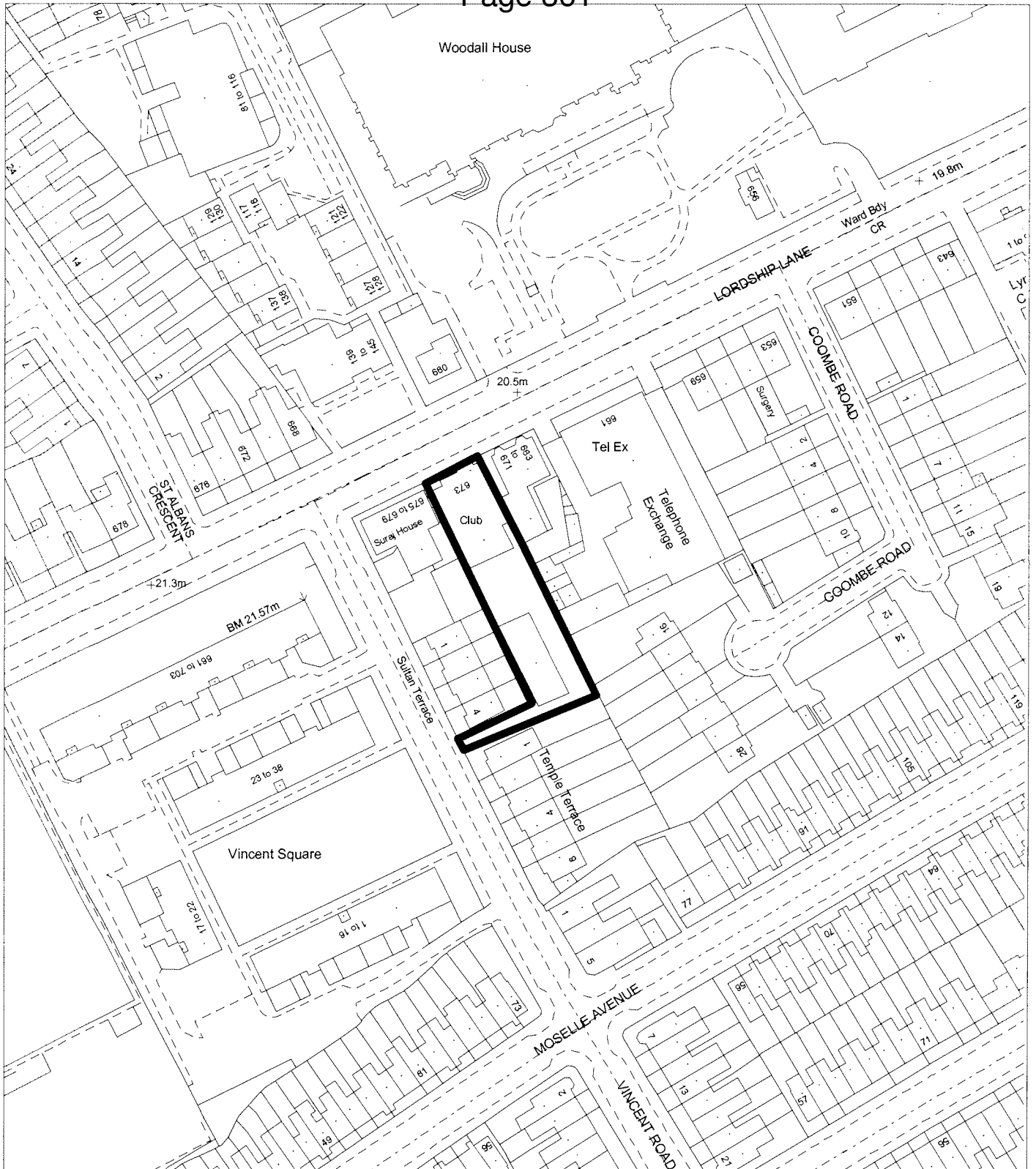
It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates residential use is wholly appropriate. The proposed residential units will provide a contribution to housing provision within the Borough offering a mix of housing sizes and types.

It is considered that the proposed development is in accordance with policies UD3 General Principles and UD4 Quality Design of the Haringey Unitary Development Plan and The Councils SPG 1a Design Guidance within the

UDP and introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area.

The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.

A Section 106 Agreement has to be sought as part of the planning permission that includes affordable housing, education and environmental as a planning obligation to be provided by the developer.



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Site plan
673 Lordship Lane, N22 5LA

HARINGEY COUNCIL

**Directorate of
 Urban
 Environment**

Shifa Mustafa
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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Planning Committee 11/02/2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/2434**Ward:** Stroud Green**Date received:** 22/11/2007**Last amended date:** N/A**Drawing number of plans:** N/A**Address:** 48 Oakfield Road N4 4QH**Proposal:** Continuation of use as hostel for the homeless.**Existing Use:** hostel for the homeless**Proposed Use:** hostel for the homeless**Applicant:** Marios & Maria Christoforou**Ownership:** private**PLANNING DESIGNATIONS**

Conservation Area
Road Network: B Road

Officer Contact: Elizabeth Ennin-Gyasi**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application property is a 2 storey semi-detached house on the east side of Oakfield Road just to the south of the junction with Stapleton Hall Road. To the south of the site lies an electricity sub-station and then the Gospel Oak to Barking railway line. The site lies within Stroud Green Conservation Area.

PLANNING HISTORY

February 2002 permission refused for use as a hostel for the homeless and a new 2 storey rear extension.

November 2002 permission granted for use as a hostel for the homeless for a limited period of 1 year expiring in June 2003 (without the rear extension included in the earlier application).

December 2004 permission granted for use as a hostel for the homeless for a limited period of 1 year expiring in June 2005.

DETAILS OF PROPOSAL

The application is to continue the use of the premises as a hostel for the homeless.

CONSULTATION

Ward Councillors
Adjoining occupiers:
Stroud Green RA
Flats A, B, C, D 50 Oakfield Road
148, 150, 152, 154, 154A Stapleton Hall Road
Flats 1 - 17 Norman Court, Stapleton Hall Road

Transportation

Environmental Health

RESPONSES

Transportation – 'There are no objections on highway and transportation grounds.'

Environmental Health – 'I can confirm that the property has been used as a hostel to provide accommodation for homeless person. Also it complies with council's standards.'

RELEVANT PLANNING POLICY

HSG5 Hostel Accommodation
UD3 General Principles

ANALYSIS/ASSESSMENT OF THE APPLICATION

This is an established hostel for the homeless, which is seeking permission for renewal and not a new use. The main issues in this case are whether there are any nuisances caused by the present use and whether the applicant would enter into a sec. 106 agreement to secure 100% of accommodation for households referred by Haringey Council as required by guidelines set in policy HSG5 'Hostel Accommodation'.

Amenity Impact

Environmental Health confirms that the premises remain suitable for use as a hostel. No response to consultations from local residents indicates that there has not been a serious problem with nuisance or untidiness at the site. The house is semi-detached with a garden and has the sub-station and railway on one side, and is therefore well suited to this type of use in terms of the location.

The property retains its residential appearance, and although no on-site parking is provided there is ample kerb side parking available in this part of Oakfield Road. The use therefore complies with policy HSG5 'Hostel Accommodation'

The number of occupants has been restricted to 18 in line with Environmental Health advice and the premises is not therefore used overintensively and planning permission would be subject to a Section 106 Agreement to ensure 100% Council nominations to the accommodation in compliance with policy HSG5 'Hostel Accommodation'

S106 Agreement

The applicants have agreed to enter into a new Agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefits:

- i) To ensure that no accommodation is occupied other than by persons nominated by the Council.
- ii) To permit authorised officers access to the premises for inspection purposes at any reasonable time.

SUMMARY AND CONCLUSION

Subject to conditions and a Section 106 Agreement the use complies with Policies HSG5 Hostel Accommodation and UD3 'General Principles'.

RECOMMENDATION

(1) That planning permission be granted in accordance with planning application number HGY/2007/2434 subject to a pre-condition that Marios and Maria Christoforou shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to ensure that no accommodation is occupied other than by persons nominated by the Council and to secure access to the premises for authorised Council officers for inspection purposes at any reasonable time.

(2) GRANT PERMISSION subject to the following conditions:

Registered No. HGY/2007/2434

1. That this permission shall be for a limited period expiring on 11 February 2013 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.
Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.

2. The permission hereby granted shall not enure for the benefit of the land but shall be personal to Marios and Maria Christoforou only, and upon that person ceasing to use the land the use shall be discontinued.
Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.

3. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as a hostel for homeless persons only and shall not be used for any other purpose including any purpose within Class C2 unless approval is obtained to a variation of this condition through the submission of a planning application.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

4. No more than 18 persons, including any resident staff, if any, and babies under 12 months, shall occupy the premises at any one time.
Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

5. The amenity space associated with the premises shall be permanently retained for use by the occupants and shall not be sub-divided in any manner which prejudices the use of that space by those occupants.
Reason: In order to ensure that adequate amenity space is retained in association with the property.

6. A separate room shall be made available for use by a person responsible for the management and supervision of the hostel and such supervision shall be maintained on a 24 hour per day basis.

Reason: In order to secure the proper management of the property.

7. That the front and rear gardens be tended on a regular and kept in a tidy condition.

Reason: In order to safeguard the amenities of the area.

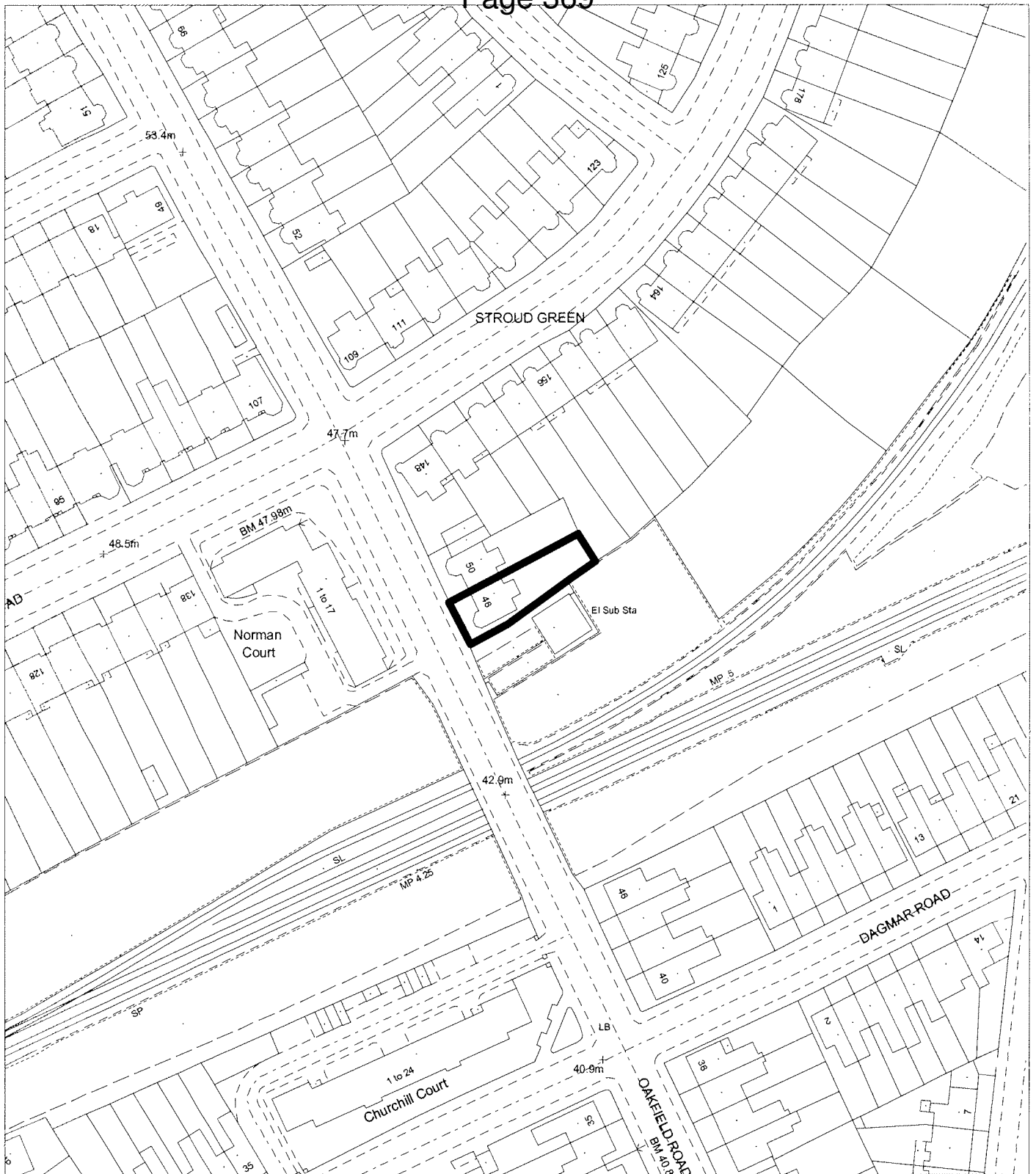
8. Within 21 days of the date of this permission, the person responsible for the property shall provide the Council's Environmental Health Service and all the adjoining properties with a 24 hour a day contact telephone number that will enable Council officers and adjoining occupiers to contact the person responsible for the premises in the event that noise or disturbance arising from the premises is adversely affecting adjoining occupiers..

Reason: In order to ensure that adjoining occupiers have a point of contact to deal with any problems arising from the use of the premises as a hostel for the homeless and to protect their amenities.

REASONS FOR APPROVAL

Subject to conditions and a Section 106 Agreement the use complies with Policies HSG5 Hostel Accommodation and UD3 'General Principles'.

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Site plan
48 Oakfield Road, N4 4QH



**Directorate of
 Urban
 Environment**

Shifa Mustafa
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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Planning Committee 11/02/2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/0916**Ward:** Stroud Green**Date received:** 30/04/2007**Last amended date:** N/A**Drawing number of plans:** 1277 PL/01, 02**Address:** 2 Ossian Road N4 4EA**Proposal:** Demolition of existing garage and erection of 2 bedroom dwellinghouse.**Existing Use:** Garage**Proposed Use:** Residential**Applicant:** Mr Tim Chrysanthou, Alexanders,**Ownership:** Private**PLANNING DESIGNATIONS**Conservation Area
Road Network: B Road**Officer contact:** Oliver Christian**RECOMMENDATION**

GRANT – subject to conditions

SITE AND SURROUNDINGS

The application site comprises of a single storey garage, and open yard area, originally a part of 25 Ferme Park Road, which is a hotel. The garden area has been recently sub-divided and the sold to the applicants.

The site is located on the North Side of Ossian Road, close to the junction with Ferme Park Road and is located within the Stroud Green Conservation Area.

PLANNING HISTORY

In 1994, conditional consent was granted at 25 Ferme Park Road, for the erection of a two-storey rear extension and rear extension of existing ground floor back addition. (HGY/47384)

In 1999, conditional consent was granted for the proposed loft conversion to facilitate two additional bedrooms with six velux windows to guesthouse (HGY/56967)

The land of 25 Ferme Park Road has been divided in the recent past and the garage area sold off separately. At the same time, a three-storey extension was built at 25 Ferme Park Road, which has been investigated by the Enforcement team.

On 15/10/02 permission was refused for the erection of single storey building at the rear of 25 Ferme Park Road and adjoining 2 Ossian Road to provide a one bedroom house with courtyard and car port (HGY/2002/1240).

On 30/12/2003 Planning permission was refused for the erection of 2 storeys, two bedroom detached house (HGY/2004/2022) for the following reasons: -

1. Overdevelopment of the site
2. Unsatisfactory form of development not in character with the existing pattern of development
3. The loss of lock up garages would result in the loss of valuable parking facilities in a congested area and prejudice the free flow of traffic and conditions of general safety.

On 6/07/2004 Planning permission was refused for the erection of 2-storey, 2, bed dwelling at lower ground floor levels, with external garden amenity and patio (Hgy/2004/0952) for the following reasons:-

1. Overdevelopment in relationship to the area of the site
2. Unsatisfactory form of development not in character with the existing pattern of development resulting in a cramped form of development.
3. Bulk, massing, size and excessive site coverage resulting in overlooking and loss of privacy.
4. Detrimental to the character of the Conservation Area.

The application was dismissed at appeal, the following comments being made by the Inspector:-

The Inspector stated that 'Despite the fact that it lies within the Stroud Green Conservation Area, characterised in main by traditional Victorian brick built terraced houses, I see no reason in principle why an overtly contemporary approach to this rather awkward site should not be successful. Indeed a "one-off" house, of a more radical design and in a corner location, creates the potential to add interest to the street-scene. I therefore consider that the scheme's impact on the character and appearance of the conservation area would at least be neutral, in this case, however, the raised patio would both overlook and be overlooked by 25-27 Ferme Park Road and would be the

source of unreasonable noise and disturbance.’ He also did not wish to approve the scheme with a revised plan. The appeal was dismissed on the grounds of harm to residential amenity. The proposal was therefore in conflict with Policy DES 1.9 and DES 1.10.

DETAILS OF PROPOSAL

The proposal is for a modern 2 storey, two bedroom detached house, comprising lower ground floor and upper ground floor with external amenity in the form of a walled basement garden, 16.9m² in area, set at a lower ground floor level, and a small balcony, which faces the road.

The garage floor area is 22.75sqm. The lower ground floor area of the proposed development is 51.6sqm. The width of the existing garage is 5m whereas the width of the proposed development site is 11m. This enlarges the frontage on Ossian Road by a further 6m, more than doubling the existing width and also enlarges the footprint of the existing garage.

The house would be single aspect with windows only on the south elevation facing Ossian Road and windows looking into the walled garden from the bedrooms at lower level. The lower ground floor levels remains within the existing ground footprint, scale and massing of the existing garage building. The walls are to be finished in a series of pigmented and polished rendered panels, with hardwood windows and door, and with steel and glass balustrades.

This proposal is a revised scheme from the previous refusal of planning permission and subsequent dismissal of appeal. The main revision is the removal of the patio at the upper level.

CONSULTATION

Ward Councillors
2-12 Ossian Road
1-15 Ossian Road
21- 29 Ferme Park Road, 27a and 23a
1-8(c) Ossian Mews
Transportation
Stroud Green CAAC
Conservation Officer

RESPONSES

Three objections received from neighbouring properties on the following grounds: -

1. The site is now located within Stroud Green Conservation Area. The proposal is not in keeping with the character and appearance of the Conservation Area. The materials are not in keeping with this Victorian tree-lined road.
2. Area has become very congested due to introduction of CPZ in adjacent roads and lorries parking to unload. Furthermore, many properties are in multiple occupation and flats. This proposal would add further congestion and problems of parking on the road.
3. The details are very limited on the plan with respect to windows on the side and rear.
4. Concerned about subsidence from this subterranean development. Many houses in Ossian Road have been underpinned as we lie in the vale of the huge reservoir draining down from Mount Pleasant Road. In fact there is a river running under most of the houses on Ossian Road and Ferme Park Road
5. The garage was part of 25 Ferme Park Road and not meant as a residence. It would be in unreasonable proximity to the neighbouring property.
6. The patio would have overlooked the garden. It is likely that future residents may reinstate this patio area at upper ground floor level as they have very poor amenity space. The proposal is only 9m away from the sitting room window of 2 Ossian Road and adjacent to the garden. This would result in considerable noise and nuisance.
7. The plans showing the boundary wall with 2 Ossian Road is incorrect as it is a continuous boundary and not semi-shared wall.
8. The creepers that hide the brick wall would have to be cut down and removed.

Hornsey Conservation Areas Advisory Committee: The application should be refused.

Scientific Officer: Can you condition to provide a site investigation report, risk assessment, details of previous/present usage and details of any remediation required.

Conservation Officer - The proposal results in the loss of the garden and serves as a visual demarcation. The proposed site is larger than that which the garage currently occupies and will further encroach on the visual demarcation. The design does not enhance the character of the conservation area and is not in keeping with the historic plot size materials, views, traffic and detailing.

Building Control - I confirm that proposals have been checked under Regulations B-5 access for the fire service and we confirm we have no observations to make.

Transportation Group - The site is in an area with medium public transport accessibility level and although the applicant has not provided any off-street parking facility, this location has not been identified by the Council's UDP as that suffering from parking problems. The proposed 2-bed house requires 1 off-street parking space in line with the Council's parking standard set out in Appendix 1 2006 UDP. However since the parking requirement for this development is minimal and its location is within a short walking distance of W3 bus route Ferme Park Rd, which offers some 24 buses per hour (two-way) for frequent connection Finsbury Park surface rail/ tube station. We have subsequently considered that majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site, hence minimising the traffic impact of this development on the adjoining roads. It is also deemed that the level of vehicular trips ensuing from this development would not have any significant adverse effect on the existing traffic or indeed car parking demand at this location. Consequently, the highway and transportation authority would not object to this application.

RELEVANT PLANNING POLICY

UD3 General Principles

UD4 Quality Design

CSV1 Development in Conservation Areas

SPG2 Conservation and Archaeology

SPG3b Aspect/Outlook

M10 Parking for Development

SPG 3a Density, Dwelling mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes

ANALYSIS/ASSESSMENT OF THE APPLICATION

Loss of lock-up garage

The proposed development results in the loss of a double lock-up garage. However Transportation has not objected on this ground or on the ground of parking due to the proximity of this site to the Finsbury Park Rail and Underground Station. For this reason the proposal is not in conflict with the above policy or M10 Parking for Development.

Layout and Design

The current proposal which has been revised since the appeal decision seeks to erect a two storey dwelling house with a lower and upper ground level. The two bedrooms would be located in the basement or lower ground level and the living room at the upper ground level. The plans show that the site would be excavated to a depth of 3m, the bedrooms being 2m below ground level, look

out onto the patio garden area, which is also located at this level. A balcony at the front of the property overlooks Ossian Road. This revised proposal has enclosed the upper floor patio area on two sides. There are no windows in the rear and side elevations. The proposal is therefore not in conflict with SPG3b regarding overlooking or loss of privacy.

The unit has two bedrooms, one double and one single, meeting the required floor standards as set out in SPG 3a, which requires 60sqm for a three-person unit with a 13sqm living room and a separate kitchen/diner of 11sqm.

The development is single aspect with the external amenity area being 16.9m². Although this is below the 50sqm normally required for family accommodation outlined in SPG3a - The garden area is at basement level, and would provide adequate amenity space.

The proposal would extend along the site frontage by 7.1m and have a height of 3.7m above ground level. The elevation plans of the rear shows the boundary wall with 27 Ferme Park Road has a height of 3.7m and is 11.5m long at this garden boundary and on the side elevation with 25 Ferme park Road, is 3.8m high. This wall encloses the flat roof area above the bedroom.

The room sizes and overall property size meets the required floor areas, the site provides adequate amenity space and would not have any adverse impact on the garden amenities of the neighbouring properties.

The proposal is therefore not in conflict with Policy UD3 General Principles and SPG 3a.

Impact on the character and appearance of the Conservation Area

The proposal results in the loss of the rear/side garden between 25 Ferme Park Road and 2 Ossian Road. This space traditionally served as a visual demarcation between the side elevation of 25 Ferme Park Road and 2 Ossian Road. The impact of the garage, located equidistant from the two properties, is minimal as it is an ancillary structure and serves as a visual demarcation. The proposed site is larger than the garage and further encroaches on this visual demarcation.

SPG 2 (Conservation and Archaeology) seeks to ensure that new build developments are of high aesthetic design standards, and that they respect and are sympathetic to the particular local character and area of the Conservation Area. New developments should have regard to the contribution to the local character provided by existing historic plot sizes, traditional uses or mixes of uses, characteristic materials scaling of contemporary buildings and detailing, local views, the extent which traffic intrudes or reduces the enjoyment of an area by pedestrians and the intensity of development in the locality. The proposed contemporary dwelling uses materials, which are not characteristic but not inappropriate for this Conservation Area.

The Inspector in the dismissal of the appeal against the previous refusal of planning permission stated that 'I see no reason in principle why an overtly contemporary approach to this rather awkward site should not be successful. Indeed, a "one off" house of a more radical design and in a corner location creates the potential to add interest to the street-scene; I therefore consider that the scheme's impact on the character and appearance of the conservation area would at least be neutral.'

The Council supports the view, that the proposed development would not have a detrimental impact on the appearance and character of the conservation area. The proposal is therefore not in conflict with Policy CSV1 Development in Conservation Areas and SPG 2 Conservation and Archaeology.

It is considered that the proposed infill development fits well onto the site and is of a scale that does no harm to the character and pattern of established residential area and as such is not in conflict with Policy UD4 Quality Design - Fitting in new buildings into surrounding area.

Consultation Comments

Objections received are on the grounds of proximity to residential property. The proposed rear wall will extend along the boundary of No. 27 Ferme Park Road. Although this will have an impact on the garden amenity of no. 27 and their outlook it is not considered to cause sufficient harm to warrant a refusal.

Objections have also been received in respect of infilling of a gap between the residential terrace on Ossian Road and 25 Ferme Park Road. The modern style development comprising of concrete, glass and steel mesh frame contrast well with the predominantly Victorian brick built terrace houses.

Objections have been made on the grounds of parking and congestion. Transportation Group has not however objected to this proposal.

SUMMARY AND CONCLUSION

The proposal is not in conflict with Policy UD3 General Principles and Supplementary Planning Guidance SPG 3a. It would not have a detrimental impact on the amenity of neighbouring properties and would not result in loss of sunlight, daylight and outlook from the gardens of no 27 and 25 Ferme Park Road.

Although the proposed development result in the loss of the rear/side garden between 25 Ferme Park Road and 2 Ossian Road - This space traditionally served as a visual demarcation between the side elevation of 25 Ferme Park

Road and 2 Ossian Road. The impact of the garage, located equidistant from the two properties, is minimal.

The proposed site is not much larger than the garage and further encroaches on this visual demarcation.

The proposed dwelling uses materials although not characteristic of the Conservation Area, which is predominantly a traditional Victorian brick- built dwelling houses is not in conflict with Policy CSV1 Development in Conservation Areas.

Furthermore: The proposed infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policy UD3 General Principles and UD 4 Quality Design (Fitting in new buildings into surrounding area) of Haringey unitary development Plan. It is therefore appropriate that approval be recommended.

RECOMMENDATION

GRANT – subject to conditions

Registered No. HGY/2007/0916

Applicant's drawing No. (s) 1277 PL/01, 02

Subject to the following conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
4. No development shall take place until site investigation detailing previous and existing land uses, potential contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order to protect the health of future occupants of the site.

5. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site

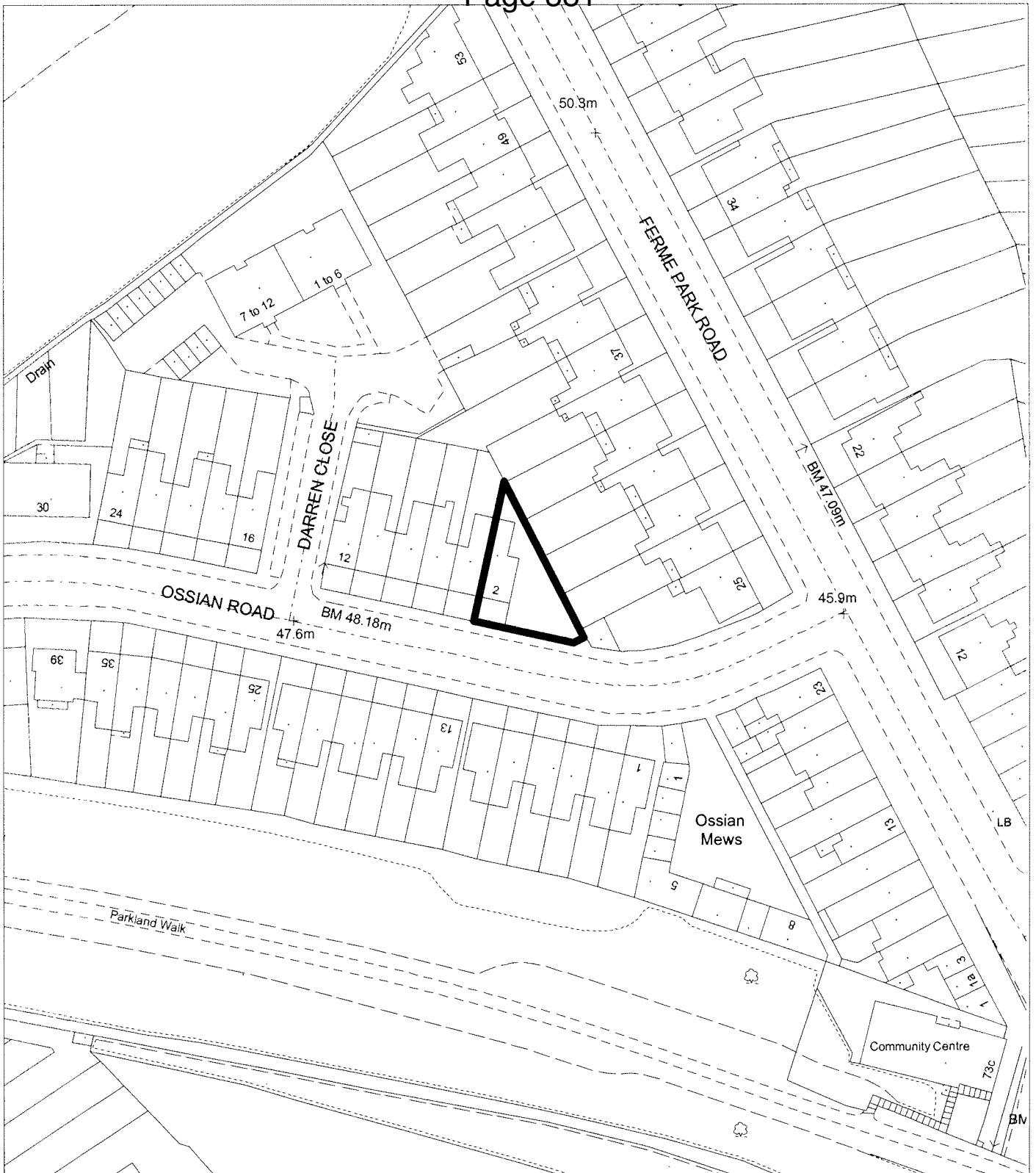
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

REASONS FOR APPROVAL

The proposed infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policy UD3 General Principles and UD 4 Quality Design (Fitting in new buildings into surrounding area) of Haringey unitary development Plan.

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Site plan
2 Ossian Road, N4 4EA



**Directorate of
 Urban
 Environment**

Shifa Mustafa
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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Planning Committee 11/02/2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/0917**Ward:** Stroud Green**Date received:** 30/04/2007**Last amended date:** N/A**Drawing number of plans:** 1277 PI/01, 02**Address:** 2 Ossian Road N4 4EA**Proposal:** Conservation Area Consent for demolition of existing garage and erection of 2 bedroom dwellinghouse.**Existing Use:** Garages**Proposed Use:** Residential**Applicant:** Mr Tim Chrysanthou, Alexanders,**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Road Network: Borough Road

Officer Contact: Oliver Christian**RECOMMENDATION**

GRANT - subject to conditions

SITE AND SURROUNDINGS

The application site comprises of a single storey garage, and open yard area, originally a part of 25 Ferme Park Road, which is a hotel. The garden area has been recently sub-divided and the sold to the applicants.

The site is located on the North Side of Ossian Road, close to the junction with Ferme Park Road and is located within the Stroud Green Conservation Area.

PLANNING HISTORY

In 1994, conditional consent was granted at 25 Ferme Park Road, for the erection of a two-storey rear extension and rear extension of existing ground floor back addition. (HGY/47384)

In 1999, conditional consent was granted for the proposed loft conversion to facilitate two additional bedrooms with six velux windows to guesthouse (HGY/56967)

The land of 25 Ferme Park Road has been divided in the recent past and the garage area sold off separately. At the same time, a three-storey extension was built at 25 Ferme Park Road, which has been investigated by the Enforcement team.

On 15/10/02 permission was refused for the erection of single storey building at the rear of 25 Ferme Park Road and adjoining 2 Ossian Road to provide a one bedroom house with courtyard and car port (HGY/2002/1240).

On 30/12/2003 Planning permission was refused for the erection of 2 storeys, two bedroom detached house (HGY/2004/2022) for the following reasons: -

1. Overdevelopment of the site
2. Unsatisfactory form of development not in character with the existing pattern of development
3. The loss of lock up garages would result in the loss of valuable parking facilities in a congested area and prejudice the free flow of traffic and conditions of general safety.

On 6/07/2004 Planning permission was refused for the erection of 2-storey, 2, bed dwelling at lower ground floor levels, with external garden amenity and patio (Hgy/2004/0952) for the following reasons:-

1. Overdevelopment in relationship to the area of the site
2. Unsatisfactory form of development not in character with the existing pattern of development resulting in a cramped form of development.
3. Bulk, massing, size and excessive site coverage resulting in overlooking and loss of privacy.
4. Detrimental to the character of the Conservation Area.

The application was dismissed at appeal, the following comments being made by the Inspector:-

The Inspector stated that 'Despite the fact that it lies within the Stroud Green Conservation Area, characterised in main by traditional Victorian brick built terraced houses, I see no reason in principle why an overtly contemporary approach to this rather awkward site should not be successful. Indeed a "one-off" house, of a more radical design and in a corner location, creates the potential to add interest to the street-scene. I therefore consider that the scheme's impact on the character and appearance of the conservation area would at least be neutral, in this case, however, the raised patio would both overlook and be overlooked by 25-27 Ferme Park Road and would be the

source of unreasonable noise and disturbance.’ He also did not wish to approve the scheme with a revised plan. The appeal was dismissed on the grounds of harm to residential amenity. The proposal was therefore in conflict with Policy DES 1.9 and DES 1.10.

DETAILS OF PROPOSAL

Conservation Area Consent for demolition of existing garage and erection of 2 bedroom dwellinghouse.

CONSULTATION

Ward Councillors
2-12 Ossian Road
1-15 Ossian Road
21- 29 Ferme Park Road, 27a and 23a
1-8(c) Ossian Mews
Transportation
Stroud Green CAAC
Conservation Officer

RESPONSES

Hornsey Conservation Areas Advisory Committee - The application should be refused.

Transportation group – No objection to the loss of garage.

Conservation Officer - The proposal results in the loss of the garden and serves as a visual demarcation. The proposed site is larger than that which the garage currently occupies and will further encroach on the visual demarcation.

RELEVANT PLANNING POLICY

CSV1 Development in Conservation Areas
CSV7 Demolition in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

Conservation Team and Transportation group has no objection in principle to the loss of the garage.

The proposal for demolition should be viewed alongside the application HGY2007/0917 for – erection of a dwelling house – the proposed scheme is considered acceptable.

SUMMARY AND CONCLUSION

The garage is of no architectural merit – a satisfactory scheme has been submitted and as such conservation area consent for demolition is recommended to be granted.

RECOMMENDATION

GRANT – subject to conditions

Registered No. HGY/2007/0917

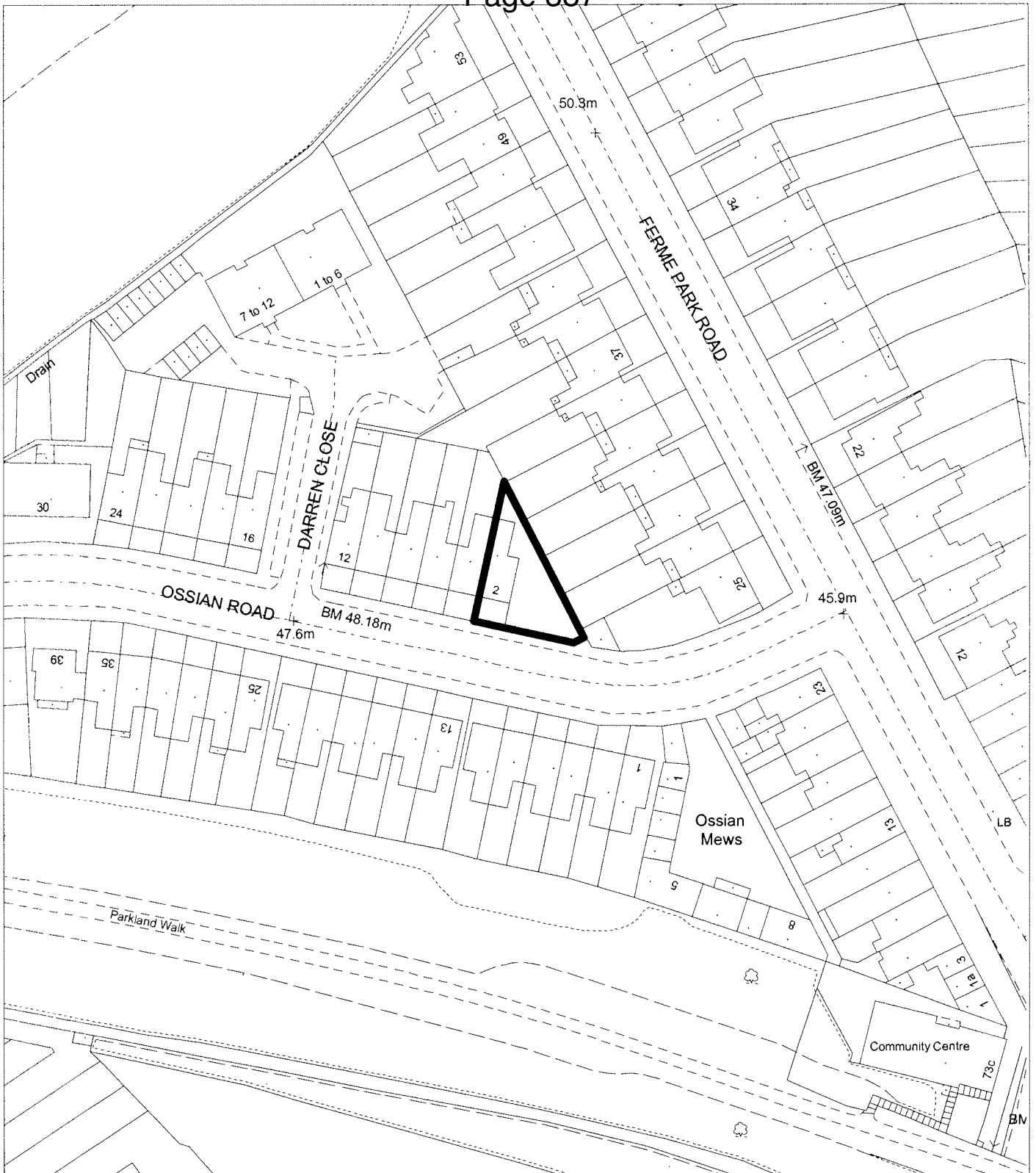
Applicant's drawing No. (s) 1277 PI/01, 02

Subject to the following condition

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.
Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVAL

The proposed infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policy UD3 General Principles and UD 4 Quality Design (Fitting in new buildings into surrounding area) of Haringey Unitary Development Plan.



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Site plan
2 Ossian Road, N4 4EA



**Directorate of
 Urban
 Environment**

Shifa Mustafa
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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Planning Committee 11/02/2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/2414**Ward:** Tottenham Hale**Date received:** 20/11/2007**Last amended date:** N/A**Drawing number of plans:** 256/A/0110 rev H, 256/A/0111 rev J, 256/A/0112 rev I, 256/A/0113 rev F, 256/A/0100 rev E, 256/A/0101 rev B, 272/DE/101 rev M, 272/DE/102 rev H, 272/DE/103 rev G, 272/DE/104 rev E, 272/DE/105 rev D, 272/DE/106 rev B.**Address:** The Narrow Boat & 146-152 Reedham Close N17 9PU**Proposal:** Demolition of existing public house and erection of four storey residential development comprising of one retail unit, 2 x 1 bed flats, 18 x 2 bed flats, 8 x 3 bed flats and 2 x 4 bed flats.**Existing Use:** Commercial**Proposed Use:** Mixed Use/Residential**Applicant:** Deastone Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Borough Road

Officer Contact: Oliver Christian**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to a Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The proposal site is situated on the Southern part of Reedham Close adjacent the canal and waterway – consists of Narrow Boat public house and a single storey commercial building.

The site is part of a well development housing estate that has owner occupiers and Council tenants.

The site has reasonable access to public transport in the form of buses – Tottenham Hale station (underground and overland rail) is a short walk away.

The site is within an area of archaeological importance and Zone 2 of the flood plain (indicative flood zones).

PLANNING HISTORY

No relevant planning history

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing public house and shop site for the erection of four storey residential development, two buildings comprising of one retail unit, 2 x 1 bed flats, 18 x 2 bed flats, 8 x 3 bed flats and 2 x 4 bed flats amenity space and associated car parking.

CONSULTATION

747 Local residents
Ferry Lane Action Group
Transportation Authority
Waste Management
Legal Services
Building Control
Scientific Officer
Local Ward Councillors
Building Control
Major/Minor - Site Notice
Crime Prevention Officer
London Fire Brigade

RESPONSES

Ferry Lane Action Group

While we support the development of the pub site, and do not object to redevelopment of the shops, the current plan has a number of concerns.

1. We believe that whilst a 4-storey development on the pub site represents a continuing of the current building line, the shop site should not be developed over 2 storeys. The 4 storey development proposed would affect light and skyline for many residents at the south end of Reedham and would give the whole street a more closed-in feel. It would also block the low winter sun for many of the ground floor properties.
2. We are concerned that if the development is car-free, then residents will simply park their cars in Armadale, Yarmouth and Kessock. We support the principle of car-free housing to prevent traffic generation but it needs to work in context. If the proposal is to go ahead then there must be a S106 agreement to seek to establish and fund a parking control scheme in the southern part of the estate.

3. We want to see the wonderful weeping willow growing in the pub garden facing the river properly protected.
4. The design does not show what renewable energy or other energy efficiency measures are included. We want to see solar thermal and PV; green roofs, rainwater harvesting, water-recycling, SUDS and at least Ecohomes Excellent standard. We note that at the recent BRE exhibition, homes were displayed which meet level 6 of the Sustainable Buildings Code i.e. they are truly carbon-neutral; the government has called for all new homes to meet this standard by 2016, but the Welsh Assembly Government has set a date of 2011, the technology exists and would add only a small fraction to the costs while reducing on-going fuel bills for occupiers; and we think Haringey should be aiming for such a development.
5. We are concerned at the temporary loss of the shop and we ask that if the development proceeds it should be with a S106 agreement to provide a temporary shop in the meantime.
6. The designs show the building being built in yellow brick. This will contrast badly with the rest of the estate. We ask that if it is built it should blend in with the existing materials.
7. The design also shows what appear to be wooden slats on part of the ground floor, and the design does not make it clear what this is. Please clarify.
8. One of the estate bring-banks for recycling is presently located alongside the pub. Please clarify where this will be located after the development (residents of the new block probably won't want it right outside their windows.)

Environment Agency

Our concern in relation to the buffer zone is related to the overhanging balconies and dividing fencing which will be encroaching into the eight metre buffer zone. We would like to see further enhancements on the site such as a living wall/roof to mitigate for the further encroachment into the buffer zone - Especially as this proposed development is now a lot closer to that of the existing development at the site.

However, if you decide to recommend approval despite our above objection, we would like to see the following conditions attached to any planning permission granted:

CONDITION 1: Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

REASON: To prevent the increased risk of flooding.

CONDITION 2: Before development commences, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except small, privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

REASON: To protect and enhance the natural features and character of the area.

Transportation Group

No objections have been raised in respect of the proposal.

Waste Management

Waste Management did not object to this proposal, they did however provide a number of comments. The main comments were as follows:

- '- wheelie bins or bulk waste containers must be provided for household collections.*
- Wheelie bins must be located no further than 25 metres from the point of collection.*
- Bulk waste containers must be located no further than 10 metres from the point of collection.*

A relevant condition has been attached to this report that requires the detailed submission of a waste management scheme to be approved by Council to ensure that the all the concerns from Waste Management are addressed.

Scientific Officer

Requested that a condition be included to supply a site investigation report, risk assessment & details of any remediation required.

A relevant condition has been attached to this report.

Crime Prevention Officer

The Crime Prevention Officer provided the following observations in relation to this proposed development:

The Crime Prevention Department can meet with the developer or any interested party to discuss security measures as required.

Appropriate conditions and informative have been attached to this report

London Fire Brigade

The London Fire Brigade advised that they were satisfied with the proposal. An appropriate informative has been attached that outlines the requirement to

adhere to London Fire Brigade requirements.

Third Party comments

There were 2 objections received from nearby properties and 1 from a local councillor. The main issues raised in these objections have been summarised as follows:

- Extent and Impact of Demolition;
- Privacy and Overlooking;
- New Building Materials;
- Traffic and Safety Concerns;
- Impact on Adjoining Residential Amenity;
- Lack of sustainability elements
- Car parking – should be car free
- Buy to let
- Future site management
- Re-cycling and re-location of re-cycling banks
- Suitability of the Commercial Unit; and
- Proposed Building Height.

All the comments raised in the submissions received have been considered prior to the preparation of this report.

RELEVANT PLANNING POLICY

National Guidance

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 3 – Housing

Planning Policy Guidance 13 – Transport

Planning Support Statement 25 – Development and Flood Risk

The London Plan

Policy 3A.1 – Increasing London's Supply of Housing

Policy 3A.21 – Education Facilities

Policy 4B.3 – Maximising the Potential of Sites

Unitary Development Plan 2006

G2 – Development and Urban Design

UD2 – Sustainable Design and Construction

UD3 – General Principles

UD4 – Quality Design

UD7 – Waste Storage

UD8 – Planning Obligations

HSG1 – New Housing Developments

HSG2 – Change of Use to Residential

HSG9 – Density Standards

HSG10 – Dwelling Mix
EMP5 – Promoting Employment Uses
M10 – Parking for Development

Supplementary Planning Guidance

SPG1a – Design Guidance
SPG3a – Density, Dwelling Mix, Floorpace Minima, Conversions, Extensions and Lifetime Homes
SPG3b – Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight
SPG3c – Backland Development
SPG7a – Parking Standards
SPG7b – Vehicle and Pedestrian Movement
SPG8a – Waste and Recycling
SPG10a – The Negotiation, Management and Monitoring of Planning Obligations
SPG10c – Educational Needs Generated by New Housing Development
SPG10d – Planning Obligations and Open Space
SPG10e – Improvements to Public Transport Infrastructure and Services

ANALYSIS / ASSESSMENT OF THE APPLICATION

The application involves demolition of existing public house and erection of four storey residential development comprising of one retail unit, 2 x 1 bed flats, 18 x 2 bed flats, 8 x 3 bed flats and 2 x 4 bed flats in two separate blocks. Car parking also hard and soft landscaping is proposed.

The main issues required to be considered are as follows:

- principle of residential use – Flood Risk Assessment (FRA) - sequential test;
- principle of commercial use;
- dwelling mix and density;
- affordable housing;
- building design and siting – impact on the buffer zone;
- privacy and overlooking;
- parking;
- sustainability
- waste disposal; and
- Section 106 legal agreement.

Principle of Residential Use- Flood Risk Assessment (FRA) - sequential test;

Guidance from central government and the London Plan encourage the residential development of brownfield sites. The pressure of land for new housing in the Borough means that brownfield sites such as this one are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of this development are increasingly limited as the available sites decrease.

Policy HSG1 – New Housing Developments reflects the requirement for Council to address the need for additional housing to be provided within the Borough. The subject site is considered to be located within a predominantly residential area and is within close proximity to public transport facilities and community services.

Supplementary Planning Guidance SPG3b – Privacy/Overlooking, Aspect/Outlook, and Daylight/Sunlight recognises the need to ensure that the existing amenity of neighbouring properties is not harmed. In this case, primarily due to the refurbishment of a number of the buildings on the site, the proposed development has been designed to fit in without compromising the Council's development standards. Furthermore, as the proposed development will not be out of keeping with the immediate locality and is not considered excessive in height, it will not have a significant overbearing affect on neighbouring properties.

A (FRA) was carried out due to the proximity to the waterway to demonstrate that the level of flood risk has been reduced using appropriate flood mitigation measures.

The Environment Agency was satisfied that the development was more than 8.00 metres from the top of the river bank and the edge of the proposed Narrow Boat development (Buffer Zone).

A sequential test was carried out and it was accepted that having been a previously development site within an urban area then redevelopment was appropriate.

Given the proposed use, adjoining residential properties and proximity to public transport options, the proposed primary residential use on the site is considered appropriate.

Principle of Commercial Use

Due to the small size of the proposed tenancy and the intended use, it is not anticipated that the proposal will result in adverse impacts on the existing, and proposed, residential development.

The current scheme provides some employment use in the form of 190 sq. m. of retail unit that is consistent with the former employment use on the site.

The proposed commercial tenancy is supported.

Backland Housing

Supplementary Planning Guidance SPG3c – Backland Development provides guidance in relation to development of such sites. This SPG outlines that development on such sites may be granted planning permission where they meet all appropriate standards, and that residential uses may be a suitable use. Key considerations for development of such sites are to include that of

potential overlooking and the general development pattern of the area (in terms of use).

The subject site is currently a semi-vacant site that is considered to be underutilised and in an extremely run-down state. The proposed development will enable the refurbishment of the site and introduction of a primary residential use that is considered to be consistent with the surrounding land use pattern. As outlined above, the proposed small commercial tenancy is also considered to be a compatible form of development on the site.

It is considered that the proposal will not result in any detrimental overlooking and amenity impacts on nearby residential properties. It is also noted that the height of the buildings on the neighbouring sites and the height of the proposed buildings for the development is not incompatible.

The proposed development is considered is considered to be a compatible use of this existing site given the adjoining residential uses.

Density

Policy HSG9 – Density Standards outlines that residential development in the Borough should normally be provided at a density between 200 – 700 habitable rooms per hectare and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

The proposed development intends to provide 100 habitable rooms on a site area of 1600m². This equates to a density of approximately 625 habitable rooms per hectare.

This proposed density is considered to be consistent with both the provisions of the Unitary Development Plan and the London Plan.

Dwelling Mix

Policy HSG10 – Dwelling Mix and Supplementary Planning Guidance SPG3a – Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes provide advice in relation to new residential development and the dwelling mix that should be provided.

The proposed mix is consistent with the general dwelling mix envisaged by Council; the proposed design will enable provision of larger family style dwellings (3 & 4 bedroom) which are considered to be a critical form of housing that is required to be provided within the Borough.

The proposed dwelling mix is considered suitable in this particular instance, particularly given the constrained nature of the site.

Affordable Housing

This current proposal is for the provision of 30 residential units in total on the site.

The scheme will provide for up to 60% of the units being affordable housing – above the normal 50% that is sought on schemes of this size.

The affordable element consists of : 2 x 4 bed, 8 x 3 bed, 4 x 2 bed and 2 x 1 bed units – providing a mix that meets the Council's aim in providing larger units.

Building Design and Siting

The proposed residential units are considered to satisfactorily comply with Council requirements in relation to internal floor areas, storage space and residential amenity space etc.

The proposed building design and siting is considered to be commensurate with the established development on the site.

The proposed development does not encroach into the buffer zone. The buffer zone is measured from the bank top, which is defined as the point at which the bank meets the level of the surrounding land.

The Environment Agency requires that the buffer zone shall be free of structures, hard standing, car parking, roads, fences and overhanging structures (such as balconies). Domestic gardens and formal landscaping should not be incorporated into the buffer zone.

There is no built form within the buffer zone – however there are balconies that overhang.

The Environment Agency requires that the buffer zone should be permanently delineated and planted with locally native plants of UK genetic provenance if these are not already present.

It is proposed that the land between the boundary wall and the Narrow Boat building will be suitably landscaped.

Appropriate conditions are attached to comply with this requirement.

Privacy and Overlooking

Supplementary Planning Guidance SPG3b – Privacy/Overlooking, Aspect/Outlook, and Daylight/Sunlight seeks to achieve an acceptable standard of development, which fits the surrounding area avoids the loss of existing amenity.

The main potential for privacy impacts and overlooking of nearby properties is from the new elevation and adjoining dwellings on Reedham Close.

Notwithstanding, the distance between these facades and dwellings on Reedham Close is not less than 20m at the narrowest end and complies with Council's standard on privacy and overlooking.

The 4th storey of the shop site is set back has a flat roof making the height less bulky and intrusive.

It is not considered that this proposal will result in any unreasonable privacy and overlooking issues of nearby residential properties.

Traffic and Parking

National Planning Policy seeks to reduce the dependence on the private car urban areas such as Haringey. The advice in both Planning Policy Statement 3 – Housing and Planning Policy Guidance 13 – Transport make clear recommendations to this effect. This advice is also reflected in The London Plan.

Policy M10 – Parking of the Unitary Development Plan sets out the Councils maximum requirements for parking. The subject site is within an area with a medium public transport accessibility level and the applicant is proposing on-site car parking spaces (including disabled) and cycle racks.

The intended provision on the site complies with these maximum standards stipulated in the UDP. Furthermore, it has been considered by the Transportation Group that the level of generated car trips would not have any significant adverse impact on the surrounding roads'.

It is considered that this proposal does not result in adverse traffic and parking impacts, namely in relation to vehicular or pedestrian interaction. Additionally this proposal will not result in detrimental traffic and parking impacts on the surrounding road networks.

Sustainability

The scheme proposes a number of sustainability elements - the provision for solar hot water panels - rain water harvesting, water –recycling, Suds. The energy assessment carried out shows that the development will achieve a 10.4% energy saving per annum.

Building materials – some from the demolished buildings are to be re-cycled – some to be sourced from sustainable sources.

Waste Disposal

Adequate bin storage/recycling have been allocated for the scheme that is easily accessible.

Section 106 Legal Agreement

This scheme is subject to a legal agreement:

- a £180,000 contribution towards education;
- a £15,000 contribution towards environmental/transport improvements in the immediate locality; and
- and £6,000 contribution towards administration.
- agreement to reduce opportunity for buy-to-let purposes.
- to retain a temporary mobile shop unit during the construction phase.

Total contribution: £200,000.

Applicant's Response to Councillors objection.

The proposed development is four storeys high same as the existing development in the area. The difference in height between the existing parade of shops and the proposed development is less than 5m. The existing ridge height of the shop site is 7.01m. The ridge height of the proposed block is 12m.

The proposed development will not lead to a closed feeling, nor lead to loss of light or significantly affect the views due to the following reasons.

There is approximately 30m distance between the proposed development and the nearest building line of the block of flats.

There are several matured trees between the two buildings. These trees when in full foliage obscure the views.

Currently, the residents of the block of flats can see the top of the trees at the rear of the proposed block. The proposed development will not significantly detract from the view.

There is a four storey development to the rear of the site; this building as can be seen from the photograph still allows a clear view of the sky.

The existing gaps between the buildings will be retained, thereby enhancing the sense of place and openness.

There are recent examples of four storey developments, in close proximity to one another.

Loss of light - Given the urban nature of the area, and the distance between the two developments, the proposed building will not significantly impact on light to the block of flats.

Building Materials

External materials would match the existing brickwork. This can be a condition of planning.

Sustainability Issues: In addition to the provision for solar hot water panels already provided. The applicant has agreed to include rain water harvesting, water –recycling, Suds. These can be a condition of planning. As you are aware, the energy assessment carried out shows that the development will achieve a 10.4% energy saving per annum.

Recycling: Appropriate location for the recycling bins would be agreed with officers.

Buy – to - let.

A Section106 agreement can be entered into with regards to reducing the opportunity for buy-to-let purposes.

Future Site Management: The shop site will be managed by Dealstone, as they will retain the freehold. A service charge will be levied and used for the maintenance of the common part. Contact details of the management company will be available should anyone wish to contact them. The pub site will be managed by the RSL.

Temporary Loss of Shop – Dealstone and the shop owner have reached an agreement on operating a temporary mobile unit during the construction phase. The closure period will be minimised by closing the shop only when the construction is about to commence e.g. the weekend before construction commences on site and reopening as soon as the major building works are completed. The applicant is prepared to enter into a Section106 agreement to this effect.

Car Parking: The applicant is prepared to contribute to traffic and highways improvements in the vicinity of the site.

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location. The scheme meets the relevant policy requirements for sites of this type as well as being in line with general national policy and The London Plan.

The position of the buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of daylight or sunlight. The design approach is modern which fits in with the surrounding area, adequate amenity space is provided and the scheme includes sufficient on-site parking.

Accordingly, planning permission is therefore recommended subject to a legal agreement and conditions.

RECOMMENDATION 1

The Sub-Committee is recommended to **RESOLVE** as follows:

- (1) That Planning permission be granted in accordance with Planning application no. HGY/2007/2414, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a contribution of £180,000 toward educational facilities within the Borough, an environmental contribution of £15,000 towards environmental/highway infrastructure within the Borough, agreement to reduce opportunity for buy-to-let purposes, to retain a temporary mobile shop unit during the construction phase and a contribution of £5,000 for administration costs.

- (2) That the Agreement referred to in resolution (1) above is to be completed no later than 18 February 2008 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in her discretion allow; and

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2007/2414 and Applicant's drawing No.(s) 256/A/0110 rev H, 256/A/0111 rev J, 256/A/0112 rev I, 256/A/0113 rev F, 256/A/0100 rev E, 256/A/0101 rev B, 272/DE/101 rev M, 272/DE/102 rev H, 272/DE/103 rev G, 272/DE/104 rev E, 272/DE/105 rev D, 272/DE/106 rev B for the following reason:

The proposed development for demolition of the existing public house and erection of 4 storey building comprising of 8 x three bedroom, 18 x two bedroom, 2 x 1 bedroom, 2 x 4 bedroom flats and 1 commercial unit with parking and amenity space complies with Policies G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floorpace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG3c 'Backland Development', SPG7a 'Parking Standards', SPG7b 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10d 'Planning Obligations and Open Space' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials

to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.
REASON: To prevent the increased risk of flooding.
5. Before development commences, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except small, privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.
REASON: To protect and enhance the natural features and character of the area.
6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
7. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.
8. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.
10. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.
 1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:
 2. (a) Inclusion of a site-wide energy use assessment showing

projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

11. That not more than 30 separate units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

12. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works.

Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

13. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

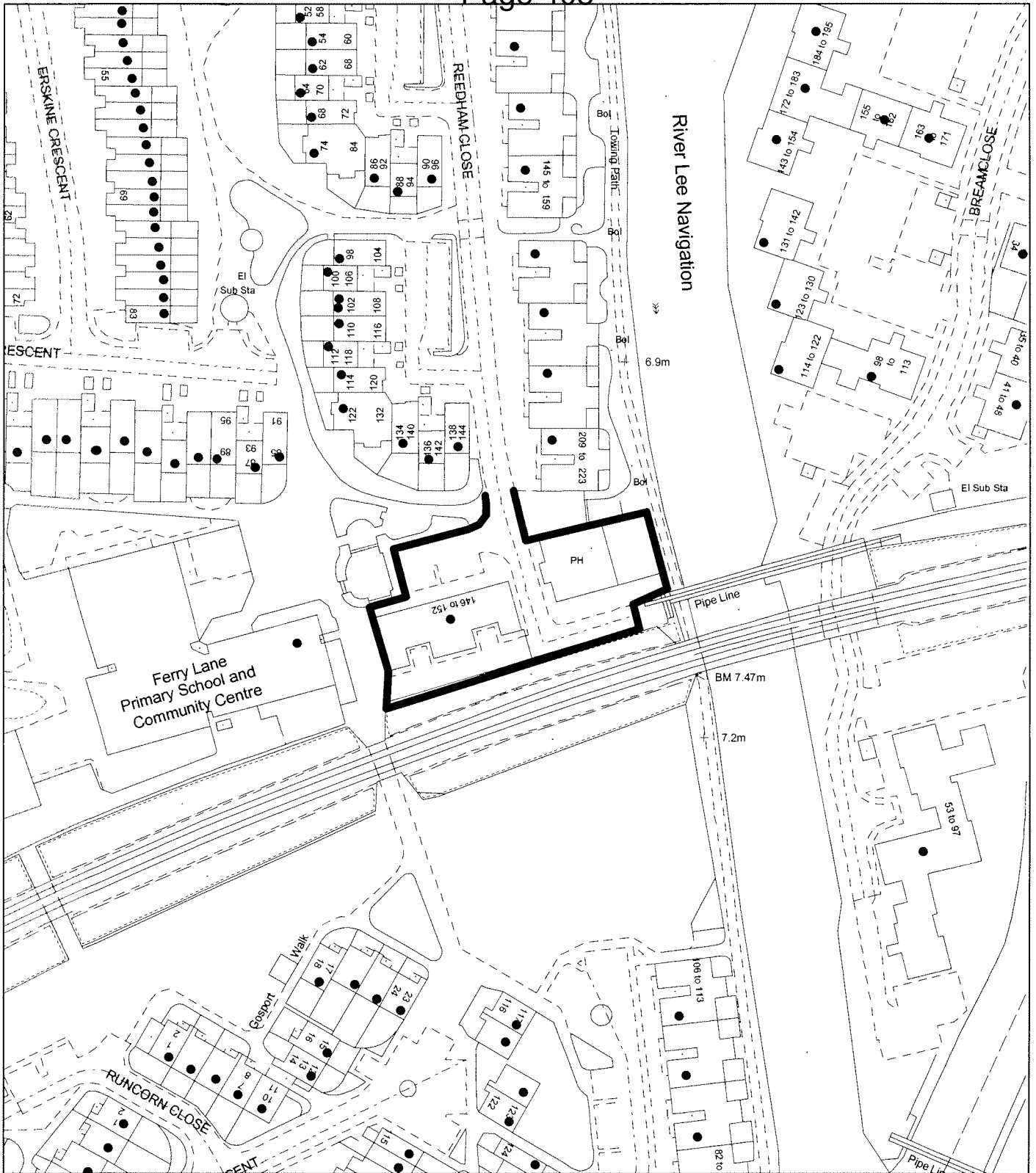
14. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.
Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.
15. That details of a method statement dealing with the routing of delivery vehicles to the site, including a schedule of delivery times, the location of parking for heavy vehicles and parking for work men and location of storage of materials on the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.
Reason: In order to prevent nuisance to adjoining properties and insure that the proposed development does not prejudice the safety and free flow of traffic and pedestrian on the public highway
16. That details of a scheme for the prevention of dust nuisance particularly during demolition of the existing building shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.
Reason: In order to protect the amenity of adjoining properties.

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant:

- a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution,
- b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and
- c) looks to ensure the separation of foul and surface water sewerage on all new developments.



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Site plan
The Narrow Boat Public House & 146-152 Reedham Close
N17 9PU

HARINGEY COUNCIL
Directorate of Urban Environment

Shifa Mustafa
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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