



Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG2 'Conservation & Archaeology' This application is therefore recommend for APPRIVAL.

## **1. SITE AND SURROUNDINGS**

- 1.1 No. 225 Archway is a detached two storey; Grade II C19 listed building located on a large corner plot (0.18 ha in size) at the junction of Archway Road and Cholmeley Park. Its frontage features an ionic portico, a 3 windows wide frontage with a further two storey two window wide wing to the right stepped slightly forward. The building is faced in pale grey brickwork with brickwork quoins and has gauged yellow brick arches with keystones to recessed sash windows with margin lights. The building has a low pitched slated roof with long moulded brackets to the eaves soffit. The building sits back from the road and is set on a raised level on the site amongst trees. The grounds to the front and rear of building are heavily overgrown and contain a number of mature trees. None of the trees on site are protected however they are important to the character and appearance of the conservation area. The building on site has been converted into five self contained flats.

## **2. PROPOSAL**

- 2.1 This application is a listed building application accompanying a planning application for extensions, alterations and improvement to the listed building to create five flats (2 x 1 bed & 3 x 2 bed units)); the extension of the terrace to Archway Road to accommodate 4 self contained flats and the erection of a detached 4 bedroom residential unit to front onto Cholmeley Park, together with the associated landscaping to the curtilage of the site.
- 2.2 The scheme has been amended from proposal initially submitted. The house to front onto Cholmeley Park has been moved forward about 1m, which increases the separation from Highgate Avenue properties. The detailing to the front elevation of this building has changed and will now only have a bay at ground floor only. The glazing to the side staircase has been changed and in addition the first floor rear window cills are raised. The number of flats in the Archway Road development has been reduced from 5 to 4 flats.
- 2.3 The development at the side and rear of the site are argued by applicant to be necessary to enable and to secure the proper repair, restoration of the listed building

## **3. PLANNING HISTORY**

OLD/1965/0019 - Demolition of existing house – Approved 10/03/1965

05/09/1955 - The continuance of display of advertisement in modified form – Refused  
05/08/1952

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage -  
Refused 05/09/1955

OLD/1973/1270 - Erection of block of flats. (Revocation & other papers with reference no. 1030/225/5 5312) - Withdrawn 22/05/1973

OLD/1975/0885 - Notice of Proposed Demolition of listed building (Circular 80/71 Consultation).- 27/08/1975

OLD/1982/0903 - Display of temporary screen comprising 1x12 panel (36'x10') advertising display unit. – Refused 20/01/1982

OLD/1983/0955 - 7/12/82 Demolition of Listed Building – Refused 28/02/1983

OLD/1956/0426 - Proposed site for petrol filling station – Refused 04/10/1956

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage - Refused 05/09/1955

HGY/2010/1652 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle store and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Not determined

HGY/2010/1653 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle storey and recycling area; removal of trees and planting of new trees; new hard landscaping and planting - Not determined

#### **4. RELEVANT PLANNING POLICY**

##### **4.1 National Planning Policy**

Planning Policy Statement 5: Planning for the Historic Environment

##### **4.2 London Plan- 2008 (Incorporating Alterations)**

Policy 4B.8 Respect local context and communities

Policy 4B.12 Heritage conservation

##### **4.3 Unitary Development Plan**

CSV1 Development in Conservation Areas

CSV2 Listed Buildings

CSV4 Alteration and Extensions to Listed Buildings

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Area

##### **4.4 Supplementary Planning Guidance / Documents**

SPG2 Conservation and Archaeology

#### 4. CONSULTATION

Statutory	Internal
English Heritage	Ward Councillors Conservation & Design

#### 5. RESPONSES

As per HGY/2011/0193

#### 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 As noted above the subject property is a Grade II listed building and as such there is a legal requirement for its protection. The primary legislation relating to the conservation of Historic Environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004. 5.2 The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest” (Sections 16 (2) and 66(1)), and to pay “special attention to the desirability of preserving or enhancing the character and appearance of conservation areas” (Section 72).
- 6.2 The requirements for the protection of the Historic Environment remain is expanded upon within PPS5. 6.3 PPS5 emphasises that the historic environment is made up of irreplaceable assets that make a real contribution to our quality of life and our quality of places and that it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. This statement also states that the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work. This policy statement also recognises the important role of heritage assets in economic growth, attracting investment and providing a focus for successful regeneration. Section HE11 of PPS5 recognises the importance of ‘enabling development’ as a means of securing the long term future of a heritage asset when conservation through development compliance with policy cannot do so.
- 6.2 The requirements of policies CSV2 and CSV4 apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and
  - detailing of a listed building’s interior and exterior;
  - relate sensitively to the original building; and
  - not adversely affect the setting of a listed building.
- 6.3 The siting, design, form, detailing of the proposed development and associated landscaping are discussed in detail in Committee Report for the planning application ref: HGY/2011/0193.

- 6.4 The building is asymmetric in arrangement yet well proportioned and constructed of materials of a reasonably good quality, presenting its main face towards the Archway Road. The building is however largely concealed from view from Archway Road by a line of high conifers trees. As outlined above the listed building has been unsympathetically altered in intervening years, and it has a poor quality side and rear extensions of an ad-hoc nature which detract from the special historic and architectural interest of the original building. The extensions proposed are considered acceptable as they are designed as one piece and subject to the use of appropriate materials to match the existing in composition therefore tying in more successfully with original building.
- 6.22 Inside the property there is very little of any real significance. Many of original details i.e. cornices or joinery appropriate to the original arrangement/ design of the house have been lost. Internally there will be some rationalisation and reordering of the accommodation (i.e. to introduce en-suite bathrooms). Internally the works will be sympathetic to the arrangement of the principal rooms of the original dwelling.
- 6.23 This proposed landscaping to the site will open up the front elevation and enhance the curtilage to the site. A new pedestrian entrance pathway will be created which will re-connect the villa with Archway Road. This new terraces and stepped stone pathway will connect with the portico along front elevation.
- 6.24 The siting and alignment of the proposed new buildings are considered acceptable as they do not adversely encroach with the space which defines and delineates the listed building as a large freestanding house, standing on a large corner site within a garden setting. These aspects of the development will enable and secure the proper repair, restoration and the long term future of the listed building. As part of a S106 agreement works to the site will be required to be phased in order to deliver improvements to the listed building first before the second phase (the new build aspects) are implemented.
- 6.25 Changes to the design of the building to front onto Cholmeley Park have been obtained; namely changes to the front elevation and roof form of the proposed building and the removal of the car parking space which would cut into the Cholmeley Park frontage, to be replaced instead with more landscaping to achieve a more acceptable relationship with the street.
- 6.26 The proposed new buildings to the front and rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and the interventions proposed to restore the integrity of listed building are considered to be more sensitive to the setting of the building and the character of the site. The features of greatest significance to the building will be retained and enhanced; achieved particularly through the landscaping proposals to the front of the site will enhance the building setting and give a tidier appearance to the site.
- 6.4 Overall the proposed development will restore and enhance the appearance of the listed building and will preserve and enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG2 'Conservation & Archaeology'

## 8. RECOMMENDATION

GRANTED LISTED BUILDING CONSET subject to conditions (set out below) and drawing No.(s) 512 PLAPP2-100, 101, 102, 103 Rev A, 105, 501, 502 Rev A, 503 Rev A, 505 Rev B, 520 Rev B, 550 Rev A and 560 Rev A:

### IMPLEMENTATION

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.

### MATERIALS

3. Notwithstanding the approved application drawings additional information and a schedule of works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, showing:

- Fully annotated and dimensioned detailed plans outlining the repairs to architectural features, facing materials, and finishes to the exterior of the building (at a scale of 1:10)
- Fully annotated and dimensioned roof repair details to chimney stack, chimney pots, flashings, cornice, eaves, brackets (at a scale of 1:10).

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

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external 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. If replacement bricks are necessary, these shall match the historic bricks as closely as possible and shall be approved in writing by the District Planning Authority prior to installation on site.

Reason: To ensure the use of appropriate materials with regard to the architectural character and appearance of the listed building

5. All new external and internal works and finishes and works of making good the retained fabric of the Listed Building shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building.

6. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part of the repair and reinstatement works.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

## REASONS FOR APPROVAL

The proposed new buildings to the front and rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and the interventions proposed to restore the integrity of listed building are considered to be more sensitive to the setting of the building and the character of the site. Overall the proposed development will restore and enhance the appearance of the Listed Building and as such the proposal accords with policies CSV2 'Listed Buildings' and CSV4 'Alteration and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG2 'Conservation & Archaeology'.