

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2011/2284

2.0 PROPOSAL

2.1 This application is for conservation area consent for the demolition of the existing dwelling house on site. This application sits along side an accompanying planning application HGY/2011/2284 which seeks permission to rebuild the existing dwelling with a basement floor beneath, in addition to the erection of a new two-storey house with basement floor to the front of the site.

3.0 PLANNING HISTORY

As per HGY/2011/2284

4.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

London Plan 2011

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

Haringey Unitary Development Plan (2006)

G10 Conservation
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas

Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2011/2284

6.0 RESPONSES

As per HGY/2011/2284

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 7.2 The NPPF states, “Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 7.3 Policy CSV1 of the Council’s UDP requires proposals affecting Conservation Areas to “preserve or enhance the historic character and qualities of the buildings” and “recognise and respect the character and appearance of Conservation Areas”. Furthermore, under Policy CSV7 “the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition . . . if it would have an adverse impact on the character and appearance of the Conservation Area”. Haringey’s draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted.
- 7.4 The proposal is to effectively rebuild the existing building at the back of the site in a contemporary style and to erect a new house of contemporary design to the front of the site. The new house will respect the established building lines along this stretch of the road and the modern architectural form i.e. two-storey with a flat roof.
- 7.5 As outlined in the report for the accompanying planning application HGY/2011/2284, Denewood Road comprises of a variety of housing types and forms, ranging from early 20th century to some modern houses. The building to be demolished comprises of a two-storey brick building, originally built in the 1960s and subsequently extended in the 1980s. The building has a plain appearance and because of its positioning towards the back of the site it is not openly visible within the street.
- 7.6 Officers consider the existing dwelling make a neutral contribution to the appearance and character of this part of Highgate Conservation Area and as such its loss will cause less than substantial harm to it. The proposed replacement building will be of a high-quality design which will serve to preserve the character and appearance of this part of the conservation area.

8.0 CONCLUSION

- 8.1 In this instance, it is considered that there won’t be a loss of a significant heritage asset as a result of the demolition of this house, and the conservation

area and its setting will be preserved by the redevelopment of this site, as it will replace a building of modest quality with modern buildings of acceptable quality and design.

- 8.2 On the basis of the above it is not considered that the demolition of the building would cause any degree of harm to the significance of Highgate Conservation Area, subject to the approval and implementation of the associated full planning application.

9.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT subject to approved drawings No.(s) 390-000, 390-010, 390-011, 390-310, 390-311, 390-001, 390-003, 390-004, 390-005, 390-006, 390-300, 390-301, 390-302, 390-303 & 390-304 and the following conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been 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 demolition of the building on this site is acceptable in principle as it makes a neutral contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.