



## **SUMMARY OF REPORT:**

The proposal respects the character and the established rhythm and form of Sheldon Avenue. The proposed works for demolition of the existing property and erection of a new 2 storey dwelling would not detract from the character and appearance of the Highgate Conservation Area or of the adjoining properties. It is considered that the existing property is not of significant architectural and historical significance. It has no features that reflect the Arts & Crafts movement and is considered to provide a neutral contribution to the conservation area. The proposed new house is considered to provide a positive contribution to the conservation area and preserve the character and appearance of the Highgate Conservation Area as a whole, and Sheldon Avenue in particular. Overall the proposal will make an equal or greater contribution to the character and appearance of this part of the conservation area when compared to the existing building on site and as such the proposal accords with policies CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation and Archaeology'. Given the above this application is recommend for APPROVAL.

## **1.0 SITE AND SURROUNDINGS**

1.1 As per HGY/2011/2065

## **2.0 PROPOSAL**

2.1 This application is for Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

## **3.0 PLANNING HISTORY**

3.1 As per HGY/2011/2065

3.2 Planning Enforcement History

No enforcement history

## **4.0 RELEVANT PLANNING POLICY**

4.1 National Planning Policy

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

4.3 London Plan 2011

Policy 7.4 Local character  
Policy 7.6 Architecture

5.3 Policy 7.8 Heritage assets and archaeology  
Policy 7.9 Heritage-led regeneration

4.4 Haringey Unitary Development Plan (2006)

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

4.5 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

4.6 Haringey's Draft Local Plan: Strategic Policies (formerly Core Strategy) – May 2010

SP1 Managing Growth  
SP2 Housing  
SP11 Design  
SP12 Conservation

## **5.0 CONSULTATION**

As per HGY/2011/2065

## **6.0 RESPONSES**

As per HGY/2011/2065

## **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 As outlined in the report for the accompanying planning application HGY/2011/2065, there are a variety of individual treatments and materials within Sheldon Avenue, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. The form of development features large 2 storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the character of the street scene. Typically these houses have large hipped roofs over their main rectangular floor plans. Occasionally the roofs may feature a gable bay, which are finished in plain clay tile roofing, and frequently have tall brickwork chimneys. Originally there would have been notable gaps at the side of the house to the boundary fence, to allow for hedges and mature trees to provide screening and privacy.

- 7.5 There is considerable diversity in architectural styles around Sheldon Avenue including Neo-Georgian and Arts and crafts styles. The design of No 54 differs from that of its neighbours to either side. The most notable feature of No 54 is the large garage wing extension to the side which is not particularly sympathetic to the form and appearance of the building.
- 7.6 The Ordnance Survey Map of 1935 reveals that the developed part of Sheldon Avenue ended at the junction with Danewood Road. Development began at the southern end in 1921 and ended at Denewood Road in 1927-1928. Beyond Denewood Road there was no development until the 1950s/60s. This stretch of the road also includes two 1970s houses and two recently completed replacement houses. Along this part of Sheldon Avenue No 70 is considered to make the most positive contributor to the street scene. It is a two-storey house with accommodation within the roof space and is reminiscent of the earlier Quennell houses. The other houses along this part of the road although not architecturally striking, contribute to the character and feel of the road.
- 7.7 Haringey Conservation Officers have been consulted and initially considered the building makes a modest but significant contribution to the appearance and character of the conservation area. Planning Officers take a slightly different view and rather view the building as making a modest contribution to the character and appearance of the conservation area. Upon further evidence confirming that the northern part of Sheldon Avenue was not developed until the post 1950 period, the Conservation Officer now acknowledges the debate on the historic significance of the building and contribution to the conservation area is diminished. As such the principle of a replacement house on this site is therefore valid, subject to the replacement further preserving or enhancing the character of the conservation area.
- 7.11 The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of the Highgate Conservation Area.
- 7.12 In this instance it is considered that the existing house is not of architectural merit and makes only a neutral contribution and therefore the character and appearance of the conservation area will not be unduly affected by the redevelopment of this site, as it will replace a building of modest quality with modern buildings of acceptable quality and design.
- 7.13 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.

## **8.0 RECOMMENDATIONS**

### **GRANT PERMISSION**

Applicant's drawing No. (s) 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300P3, 54SHE-301P3.

Subject to the following condition(s)

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 to the character and appearance of Highgate Conservation Area. Subject to conditions, their demolition is acceptable and accord 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'.