
TUDOR HOUSE, 12a The Green London N14 7EH

HERITAGE STATEMENT

TITLE
Heritage Statement

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- 1.1 This report has been prepared to accompany set of documents/drawings prepared in support of the application for planning permission and it should be read in conjunction with the drawings prepared by Nicholas Kirk Architects.
- 1.2 This document aims to analyse the significance and special character of the relevant heritage assets, in accordance with the National Planning Policy Framework (NPPF).
- 1.3 This report incorporates historical development and a description of the subject site and its current character. The analysis of significance and the assessment of impact are proportionate to the extent of the proposals. The adopted methodology applied in the report is a synthesis of the visual inspection and evaluation of the site based on professional experience and a review of literature and primary and secondary sources.
- 1.4 The proposals seek to create an extension to the existing roof (infill).
- 1.5 The author of this report is Miriam Volic, BA Arch and Town Planning, PgDip AA, a heritage consultant, who specialises in historic environment.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic built environment. This section of the statement summarises relevant national and local policy and guidance.

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 2.2 The legislative context managing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- Section 66(1) of the Act requires decision makers to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* when determining applications which affect a listed building or its setting.
 - Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
 - Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay *"special attention... to the desirability of preserving or enhancing the character or appearance of that area."*

- NATIONAL PLANNING POLICY FRAMEWORK, (NPPF), FEBRUARY 2019

- 2.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018 and again in February 2019. It is the principal document that outlines Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. *"These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."*
- 2.4 NPPF, Section 16 *"Conserving and Enhancing the Historic Environment"* and the paragraphs 189 – 202, relate to developments that may have an effect upon the historic environment:
- 2.4.1 *" In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary [...]" (Paragraph 189)*
- 2.4.2 *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal." (Paragraph 190)*
- 2.4.3 *"In determining applications, local planning authorities should take account of:*
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - The desirability of new development making a positive contribution to local character and distinctiveness." (Paragraph 192)*
- 2.4.4 *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm, total loss or less than substantial harm to its significance." (Paragraph 193)*
- 2.4.5 *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens should be exceptional.
- b) assets of highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage sites should be wholly exceptional. (Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)" (Paragraph 194)

2.4.6 "Where a development proposal will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use. (Paragraph 195)

2.4.7 "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (Paragraph 196)

2.4.8 Paragraph 200 of the NPPF advises local planning authorities to "look for opportunities for new development within Conservation Areas and World Heritage Sites 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 the asset (or which better reveal its significance) should be treated favourably."

2.4.9 "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as **substantial harm** under paragraph 195 or **less than substantial harm** under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole." (Paragraph 201)

NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)

2.5 In 2014 the government published new planning practice guidance for the National Planning Policy Framework and the planning system (NPPG).

2.6 **Conservation and enhancement of the historic environment (Paragraph: 003 Reference ID: 18a-003-20140306)**

- NPPG explains that the "conservation of heritage assets in a manner appropriate to their significance is a core planning principle. " It further states that "Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets [...]"
- NPPG also states that "In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.
- "[...] Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available."

2.7 **Importance of "significance" in decision taking (Paragraph 009, Reference ID: 18 a-009-20140306)**

- When considering to which extent proposed works may affect the heritage assets NPPG states: "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."

2.8 **Setting of a heritage asset (Paragraph: 013 Reference ID: 18a-013-20140306)**

- "A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it."

2.9 **A viable use for a heritage asset (Paragraph 015, Reference ID: 18 a-015-20140306)**

- "[...] sustaining heritage assets in the long term often require an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation."

2.10 **Assessing harm (Paragraph: 017 Reference ID: 18a-017-20140306)**

- "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. [...] significance derives not only from a heritage asset's physical presence, but also from its setting.
- Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. [...]"

2.11 **Avoid or minimise harm to the significance of a heritage asset (Paragraph 019, Reference ID 18 a – 019- 20140306)**

- "A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. [...]."

2.12 **Public benefits (Paragraph 020, Reference ID 18 a- 020-20140306)**

- "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress [...] However; benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation"

HISTORIC ENGLAND'S GOOD PRACTICE ADVICE IN PLANNING NOTES

2.13 The NPPF inherited many of the essential concepts of former PPS5 (Planning Policy Statement), "Planning for the Historic Environment." PPS5 was accompanied by a "Planning for the Historic Environment Practice Guide," published by Historic England (former English Heritage). On 27 March 2015, The PPS5 Practice Guide was withdrawn, and replaced with three separate documents: Good Practice Advice notes 1, 2 and 3:

- Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-taking in the Historic Environment
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

2.14 Further Guidance by Historic England has been adopted in February 2016:

- Conservation Area Designation, Appraisal and Management Historic England (Advice Note 1)
- Making Changes to Heritage Assets Historic England (Advice Note 2)

THE LONDON PLAN

2.15 The London Plan 2016 (consolidated with alterations since 2011) is the current spatial development strategy for London. On 10th March 2016, Further Alterations to the London Plan were published, which amalgamated all the alterations to the London Plan since 2011. In particular, The London Plan encourages the enhancement of the historic environment and looks favourably upon developments which seek to maintain the setting of heritage assets.

2.16 Policy 7.4 deals with "Local character" and says that a development should allow "buildings and structures that make a positive contribution to the character of a place, to influence the future character of the area" and be "informed by the surrounding historic environment."

2.17 Policy 7.8 that deals with "Heritage assets and archaeology", states:

- "London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- Development should incorporate measures that identify record, interpret, protect, and, where appropriate, present the site's archaeology.
- Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset."

2.18 Policy 7.9 regarding "Heritage-led regeneration" advises that:

- "Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.
- The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality."

ENFIELD LOCAL PLANNING POLICY AND GUIDANCE

2.19 Core Strategy Policy (2010-2025) adopted November 2010:

- **CP30 - Maintaining and Improving the quality of the built and open Environment:**

"All developments and interventions in the public realm must be high quality and design-led, having special regard to their context. They should help to deliver Core Policy 9 (Supporting Community Cohesion) by promoting attractive, safe, accessible, inclusive and sustainable neighbourhoods, connecting and supporting communities and reinforcing local distinctiveness."

- **CP31 – Built and Landscape Heritage**

"The Council will implement national and regional policies and work with partners (including land owners, agencies, public organisations and the community) to pro-actively preserve and enhance all of the Borough's heritage assets."

In particular:

" Proposals within or affecting the setting of heritage assets will be required to include a thorough site analysis and character appraisal which explicitly demonstrates how the proposal will respect and enhance the asset; Ensuring developments in areas of archaeological importance take into account the potential for new finds by requiring consultation with English Heritage and on-site investigations, including the appropriate recording and dissemination of archaeological evidence; Supporting appropriate initiatives which increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions, particularly at Forty Hall and the Area of Special Character in the north west of the Borough; and Finding new ways to record and recognise Enfield's intangible heritage resources and, where possible, open up wider public access to them"

2.20 Development Management Document (2014):

- **Policy DMD8 – New development**

"General Standards for New Residential Development:

1. New residential development will only be permitted if all of the following relevant criteria are met. All development must:

- a. Be appropriately located, taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures;*
- b. Be of an appropriate scale, bulk and massing;*
- c. Preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance;*
- d. Meet or exceed minimum space standards in the London Plan and London Housing Design Guide;*
- e. Provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide;*
- f. Meet Lifetime Homes Standards and, in line with local and Mayoral guidance relating to accessible housing, 10% of all units (of different sized homes) should be wheelchair accessible or easily adapted for wheelchair users and the building as a whole should be designed to be accessible for wheelchair users(4);*
- g. Provide high quality amenity space as part of the development in line with DMD 9 'Amenity Space';*
- h. Provide adequate access, parking and refuse storage which do not, by reason of design or form, adversely affect the quality of the street scene"*

- **Policy DMD37 - Achieving High Quality and Design-Led Development**

- "*
- 1. Development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused.*
 - 2. Development should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design:*
 - Character: Locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced;*
 - Continuity and Enclosure: Public and private spaces and buildings are clearly distinguished, safe and secure;*
 - Quality of the Public Realm: Safe, attractive, uncluttered and effective spaces and routes should be provided;*
 - Ease of Movement: Development should be inclusive, easy for all to get to and move around, connect well with other places, put people before private vehicles and integrate land uses with sustainable modes of transport;*
 - Legibility: Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks;*
 - Adaptability and Durability: Development should be durable and flexible enough to respond to economic, social, environmental and technological change. Its design and materials should ensure long term resilience and minimise ongoing maintenance;*
 - Diversity: Where appropriate, development should provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs.*

3. All development should create safe and secure places and comply with the principles of Secured by Design.

This policy should be read in conjunction with **Core Policy 30**.

- **Policy DMD44 Conserving and Enhancing Heritage Assets**

- "*
- 1. Applications for development which fail to conserve and enhance (6) the special interest, significance or setting of a heritage asset will be refused.*
 - 2. The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.*
 - 3. All applications affecting heritage assets or their setting should include a Heritage Statement. The applicant will also be required to record and disseminate detailed information about the asset gained from desk-based and on-site investigations. Information should be provided to the Local Planning Authority, Historic Environment Record and English Heritage. In some circumstances, a Written Scheme of Investigation will be required."*

SUPPLEMENTARY PLANNING GUIDANCE

- ## 2.21 Southgate Green Conservation Area Conservation Area Appraisal (2015) and Southgate Green Conservation Area Conservation Area Management Proposals



Figure 1- Aerial view of the application site (marked in red)

3.1 The application site is located on the south side of The Green, within the Southgate Green Conservation Area. The site is also in the vicinity of Grade II* listed Christ Church. Although the site is not a listed building it has been identified to be a positive contributor to the character of the Southgate Green conservation area.

THE HERITAGE ASSETS IN THE VICINITY OF THE APPLICATION SITE

Southgate Green Conservation Area:

3.2 The subject site is located within the Southgate Green Conservation Area, which was first designated in 1968, extended to include the Walker Cricket Ground and Southgate Cemetery in 1994 and extended again to include nos. 1-21 Cannon Road (to the east of Cannon Hill on the north side of Cannon Road) in 2008.

3.3 The Southgate Green Conservation Area Character Appraisal was originally adopted and published in 2006. It was reviewed and updated during February and March 2013 by the Drury McPherson Partnership and it provides a thorough appraisal of the area.

The appraisal has identified three sub-areas within the Conservation Area – *The High Street, The Green and Cannon Hill, and Waterfall Road*. The application site falls within the second sub-area, (The Green and Cannon Hill), which is in the centre of the Conservation Area and includes the green area and less dense development to the south.

It is described as follows: *“Southgate Green’s origin as a historic village centre is still clearly discernible, contrasting strongly with the surrounding 1930s suburban development. When approaching from the north and east via the High Street, Meadway and the Mall, the most noticeable difference is the increase in building density and stepping forward of the street frontage. The sense of arrival is heightened at the Mall by an awkward dog leg in the road, which*

initially hides The Green from view, then reveals dramatic views of the spire of Christ Church. When entering The Green from the west, along Waterfall Road, there is a marked change from a suburban to a more rural character, with buildings being replaced by trees and hedges. The entrance from Arnos Grove, to the southwest, is similar, with semi-detached houses abruptly giving way to the open ground of The Green. Arriving from the south, via Cannon Hill, the difference is more subtle, though there is a noticeable change in the building density, from the closely-packed houses of Powys Lane to the larger, more spacious plots inside the Conservation Area.

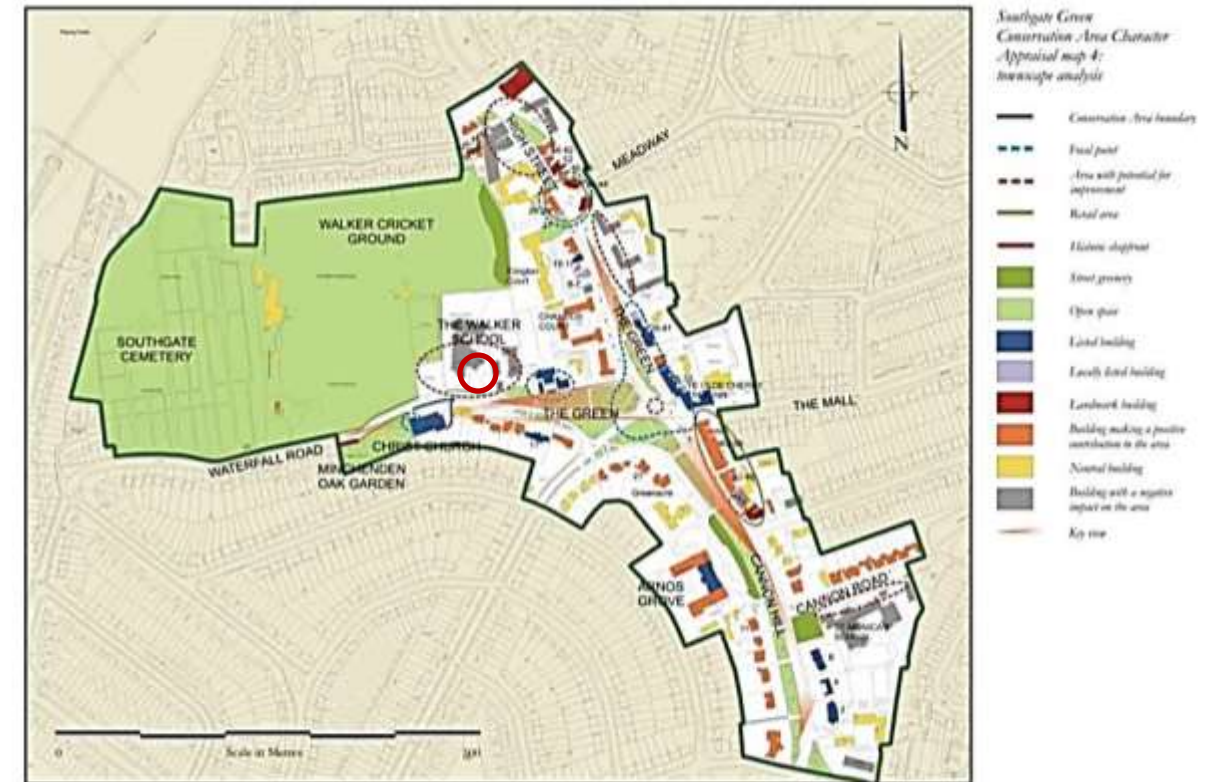


Figure 2 – Southgate Green Conservation Area boundary (CAA 2013) The application site is marked with the red circle.

The Key Features: The analysis undertaken by Drury McPherson Partnership identifies key characteristics of the area contributing to values of this heritage asset as follows:

- “• Remaining an example of a traditional English village. Whilst this is in some ways a conceit, since the area is being consciously managed to create this impression, the result is an undeniably attractive environment. The individual elements that contribute to the character and appearance of this area are:
- The open nature of The Green, an important feature in the townscape that is both the centre and the focal point of the wider Conservation Area, giving it a rural and spacious feel.
- The settlement pattern of low density, large houses in extensive gardens, again contributing to the spacious feel of the area.
- The extensive street greenery, including mature trees, particularly around The Green, giving the area a leafy character.

- The attractive treatment of boundaries, particularly the high, rural-style brick walls that have mellowed with age, and white painted picket fences. These are particularly important around The Green.
- The presence of several significant historic buildings, principally Arnos Grove (Southgate Beaumont), the cluster of Georgian buildings at 2-6 The Green and the early 19th century villas at 2-6 Cannon Hill.
- The generally high quality of design, materials and detailing of the buildings in the area, most of which are substantial suburban houses dating from around 1930.
- Some good street furniture, particularly on The Green and at the south end of Cannon Hill. "

Additionally, the appraisal states:

"The most significant buildings are on the north side, where nos. 2-6, a fine group of Georgian houses, stand out in views from the south. Numbers 42-46 Cannon Hill and 28-32 The Green (described above) also play an important role in views from the south and west. Properties on the south side of the road tend to be hidden by greenery and play a less important role in the streetscape. Individually, these are handsome buildings, dating from around 1930, that have an air of prosperity and informality. All are individually designed, two storey houses, often with irregular facades enlivened by projecting bays, set in spacious gardens. They are in a variety of styles, with mock Tudor dominating. Despite this variety, some coherence is provided by a relatively constant building line and eaves height, the consistent use of casement picture windows, large, steeply pitched tiled roofs, and the widespread use of brown brick."

RELEVANT LISTED BUILDINGS

- No. 2 The Green (Old House). A house of 18th century origin with mid-19th century front. Listed grade II.
- No. 3 The Green (Essex Coach House). An 18th century Coach house building of multi-coloured stock brick with hipped tiled roof end on to road. Listed grade II
- Nos. 4 & 5 The Green (Essex House & Arnoside House). An early 18th century pair of houses, each 3 storeys over basements. Listed grade II*
- Forecourt walls, railings and gates to Nos. 4 (Essex House) and 5 (Arnoside House), The Green. Early 18th century red brick walls, with piers, urns, and 2 sets of wrought iron gates with ornamental overthrows. Low, stone-coped walls at either side supporting wrought iron railings. Listed grade II*.
- No. 6 The Green (Arnoside Cottage). Largely restored 18th century Coach House building. Listed grade II.
- No. 17 The Green (Oakbeams) including boundary walls. A large detached house and related boundary walls. Built 1929-31, to the designs of Paul Badcock FRIBA, architect. Listed grade II.
- Christ Church, Waterfall Road & two separately listed boundary walls:

The Christ Church was first listed grade II* in 12-Jun-1950, with listing updated on 10-Dec-1975.

"GV II* Anglican church. Stands close to Southgate Green. Foundation stone laid 1861, consecrated 1862. Designed by George Gilbert Scott in Early English style. Total cost £11,689.28. Church office built in the tower in c.1980. Snecked Kentish Rag with Bathstone dressings; slate roofs. Plan of chancel and clerestoried nave with lean-to N and S aisles, NE chapel, SE organ

chamber, SE vestry and NW porch/tower. [...] A large 1860s church with a fine tower. The interior is outstanding for preserving features and fittings, some of which are original, but most pre-dating 1920 including stencilled and painted decoration of 1905-1906. Good stained glass windows include an outstanding series by the William Morris studios. The church and walls to the N and E form a group."

The full listing, please see Appendix 1

- Wall along north side of Southgate Parish Church (listed grade II), Waterfall Road. Lower parts of the red brick wall show 17th century or early 18th century brickwork, with later added sloped coping.
- Wall to east of Southgate Parish Church (listed grade II), Waterfall Road. A 19th century stock brick wall curved around westwards behind the church.

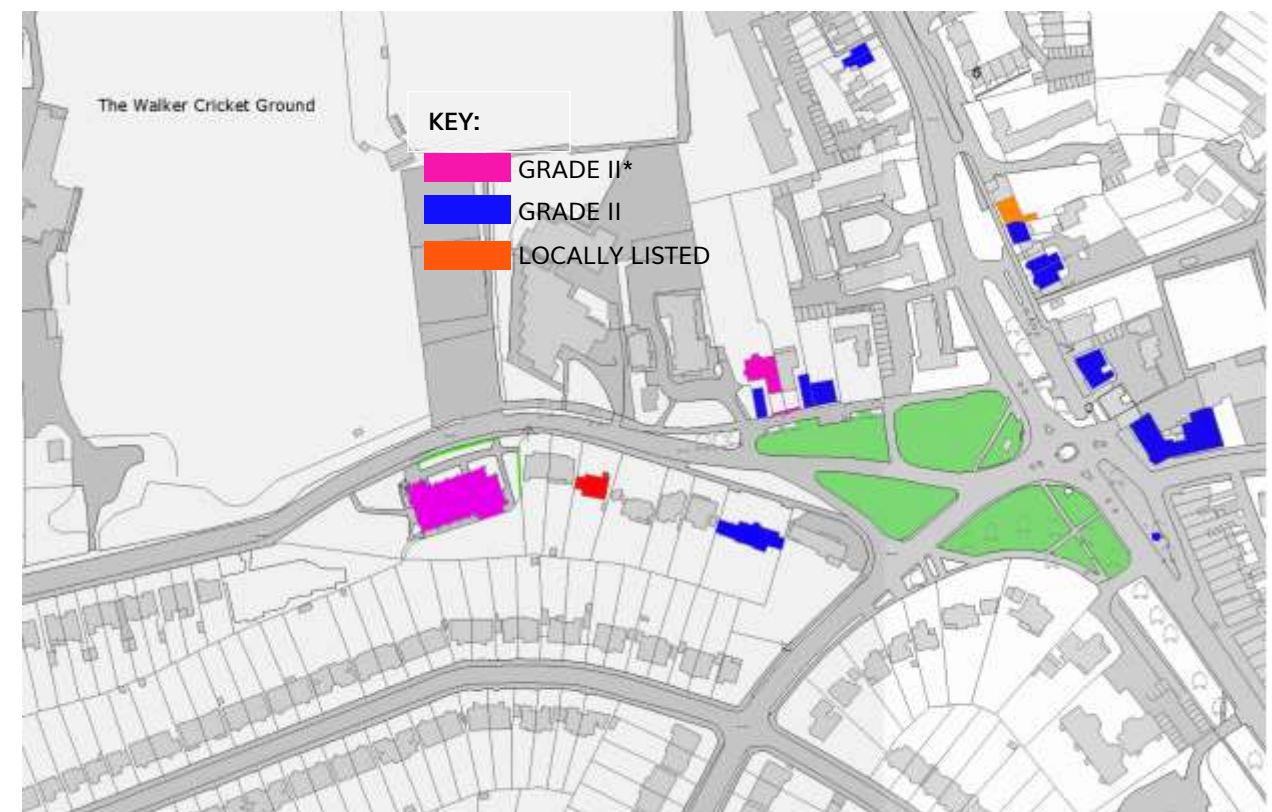


Figure 3 showing the statutory listed buildings in the vicinity of the application site coloured red

3.5 Locally listed buildings

Boundary Wall between Nos 1 and 3 Cannon Hill (including part of 1 & 1a Minchenden Crescent)
41 The Green
5 & 7 High Street
27 High Street

- 3.6 **Significant Views:** The important views identified in the CAA are views experienced from the Christ Church towards The Green and from The Green towards the church, the views along The Green as well as Cannon Hill.

- 4.1 Southgate, first mentioned around 14th century, grew from what was originally a small hamlet in the North West corner of Edmonton parish along the southern boundary of Enfield Chase. Its name derived from the south gate of Enfield Chase which stood roughly where Chase Road now joins Winchmore Hill Road.

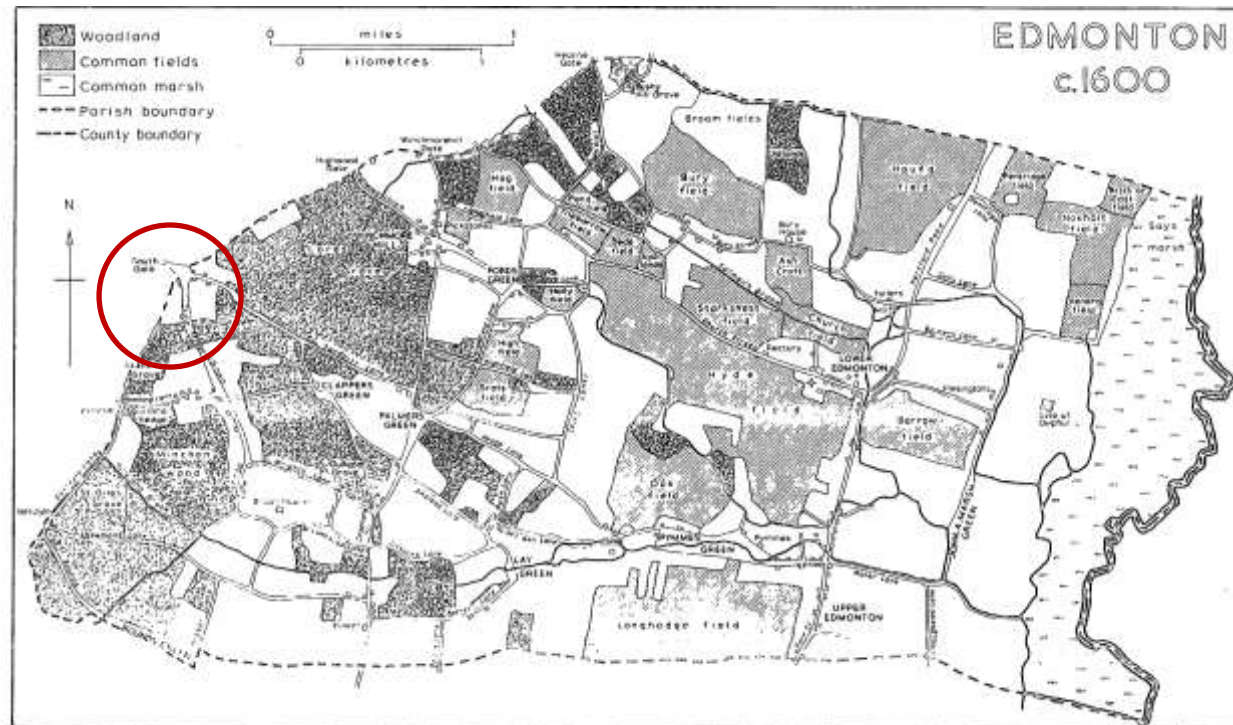


Figure 4 – Edmonton c 1600 (A P Baggs, Diane K Bolton, Eileen P Scarff and G C Tyack, 'Edmonton: Introduction', in *A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, ed. T F T Baker and R B Pugh (London, 1976), pp. 130-133)

- 4.2 To the south another small settlement known as South Street, grew up around Southgate Green. The two settlements were eventually connected by ribbon development along what is now Southgate High Street. Its continuation southward from Southgate Green was called Mynching Lane in 1600s, later became Cannon Hill and Powys Lane. The name South Street gradually fell out of use during the 19th Century. Southgate's first place of worship, the Weld Chapel, was built in Waterfall Road in 1615, which was replaced by the present Christ Church in 1863.
- 4.3 Southgate was settled late because it was so densely wooded and because wells could not be sunk in the clay soil, although the New River made piped water available to the richer landowners. An Act of Parliament of 1777 resulted in the enclosure of Enfield Chase which had previously been a royal hunting ground. Although most of the Chase remained part of Enfield, parts were allocated to the parishes of Edmonton, South Mimms and Monken Hadley as compensation for lost grazing rights. The portion allocated to Edmonton was a large tract of land to the north of Chase Side and Winchmore Hill Road (now the Oakwood area). Initially this area was used as a parish common. The land was badly drained and was enclosed as a direct result of the Edmonton Enclosure Act (1801).



Figure 5 – 1754 John Rocque Map with area of Southgate being mostly undeveloped (circled red).

- 4.4 Attracted by the scenery the wealthy began to settle, stimulating trade and clearing the woods for farmland park-land. In 1746 Southgate was described as one of the pleasantest villages in England. Leigh Hunt, who was born there in 1784, wrote that 'Middlesex in general is a scene of trees and meadows, of "greenery" and nestling cottages, and Southgate is a prime specimen of Middlesex'.¹
- 4.5 Early buildings included Russells in South Street by 1654, Minchenden, assessed for 35 hearths in 1672, and the Cherry Tree inn at Southgate Green in 1695. The transformation of Southgate, however, took place in the 18th century. Among the mansions Minchenden was rebuilt in 1738; Cullands Grove was built by the mid-18th century, Grovelands in 1798, and Southgate House c. 1800. At Southgate Green, Arnoside and Essex House (nos. 3-4) date from the early 18th century, Nos. 23-32 from 1777 and Norbury House and Sandford House (nos. 38-9) from the late 18th century. Three houses were built on the site of a former mansion in High Street between 1769 and 1778 and two others added nearby before 1798. Eagle Hall, on the west side of High Street, existed by c. 1783. Among late-18th- and early-19th-century brick and weatherboarded buildings in High Street were Croft Cottage, Holcombe House, Avington House, and Brackley House, a three-storeyed stuccoed house with a pedimented Doric doorcase. In Blagden's Lane was the Wilderness, a late-18th century house of yellow brick with a Doric porch. Cannon House in Cannon Hill dates from the early 19th century. Waterfall Road contained Ivy Cottage, probably 18th-century like Beaver Hall, which in the early 19th century housed the Schneiders, steel manufacturers, and Joseph Thornton, a wealthy railway contractor. By c. 1801 there were about 91 houses in High Street, Cannon Hill, Southgate Green, and Waterfall Road.
- 4.6 The early 19th Century saw the area thinly populated and relatively undeveloped. Much of the land formed part of the great estates, particularly Grovelands and Arnos, with principal landowners being Walker family. Issac Walker a London brewer, acquired Arnos Grove In 1777,

¹ A P Baggs, Diane K Bolton, Eileen P Scarff and G C Tyack, 'Edmonton: Growth before 1851', in *A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham*, ed. T F T Baker and R B Pugh (London, 1976), pp. 137-142.

and his family expanded their landholdings in the 19th century, acquiring the Minchenden estate (and demolishing its mansion) in 1853 and acquiring Southgate House (now Southgate College), to the north of the Conservation Area, in 1840. Isak Walker's sons, renowned cricketers known as the Walker Brothers, were instrumental in the founding of Middlesex Cricket Club and they also laid out the Walker Cricket Ground between 1853 and 1867, and provided a village school and land for the cemetery, which was created between 1867 and 1896.

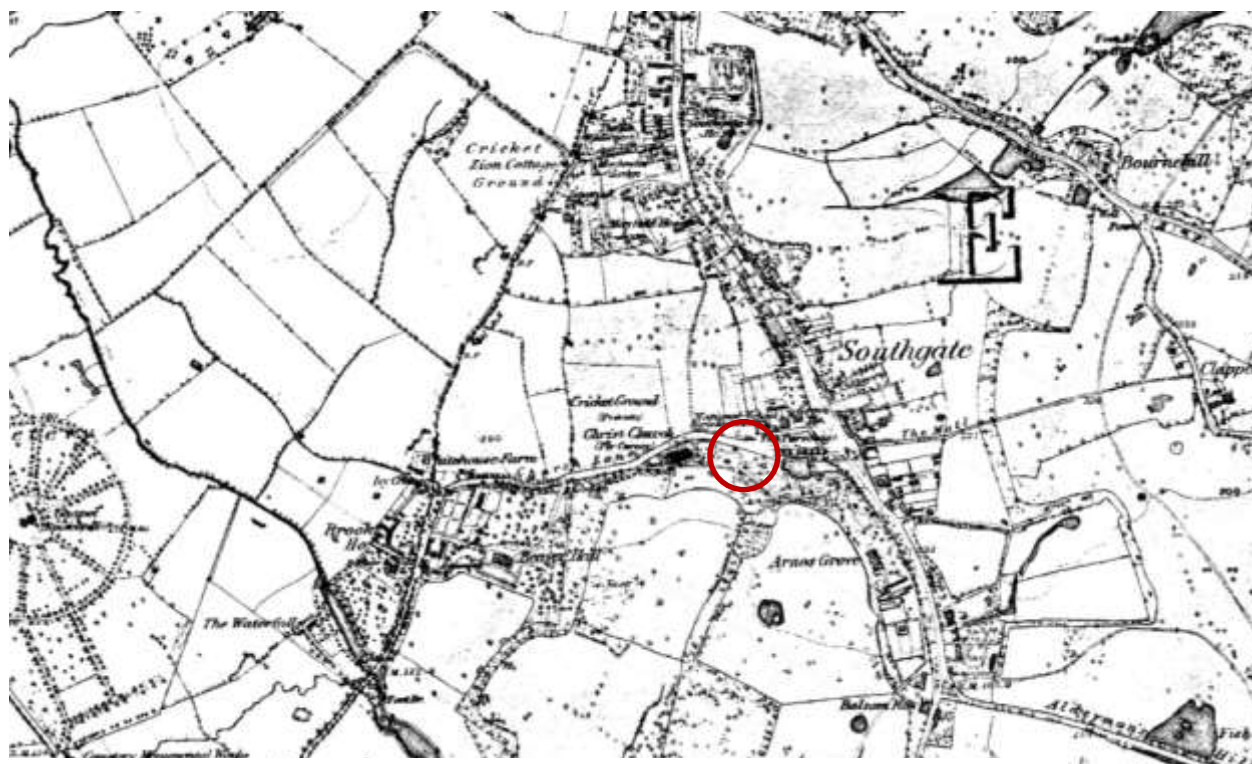


Figure 6 – 1880 – Map showing that the application site was still undeveloped at the time

- 4.7 The control of the land resulted in a lack of available land for building, limiting development in this period to a group of terraced houses at the north end of the High Street. The smallness of the village also meant that it was by-passed by the suburban railway system, a factor which further restricted its growth.
- 4.8 In 1932, London Electric Co. extended the Piccadilly line to Arnos Grove, where Charles Holden designed a striking circular station. In 1933 the line reached Cockfosters with intermediate stations, also designed by Holden, at Southgate and Enfield West (later Oakwood).
- 4.9 The CAA describes how in the early 20th century, land in the Southgate was sold to speculative developers, who transformed the area was from "a rural backwater to a suburban centre."

The report also says: "Initially, building was restricted to a terrace of shops on the east side of The Green and the occasional large suburban style house. However, in 1918, the last of the Walker brothers, Russell Donnithorne, sold the Arnos Grove estate to the ship owner Andrew Weir. Weir sold most of the estate to builders in 1928. At the same time, the mansion was sold to the Northmet electricity company, who converted it into offices and added two large wings in a Neo-Georgian style. Further house building was stimulated by the opening of Southgate's own station in 1933 and, by 1935 the area had taken on much of its current form.



Figure 7- 1920's OS Map, showing how much of the Southgate area was still undeveloped. The location of the application site is marked with the red circle.



Figure 8 – 1930s OS Map. The application site is now developed, and is marked with the red circle.

4.10 Relatively little change has taken place since the Second World War. The most significant developments have been the building of a group of council flats, Shakespeare House, Ashcroft and Whitehouse Court (post 1950), and the construction of two primary schools, the Walker School (built in 1953) and St Monica's Catholic School (built in 1954 and extended in 1973)."



Figure 9 – 1911 Old Southgate – view of the Christ Church, a grade II* listed building

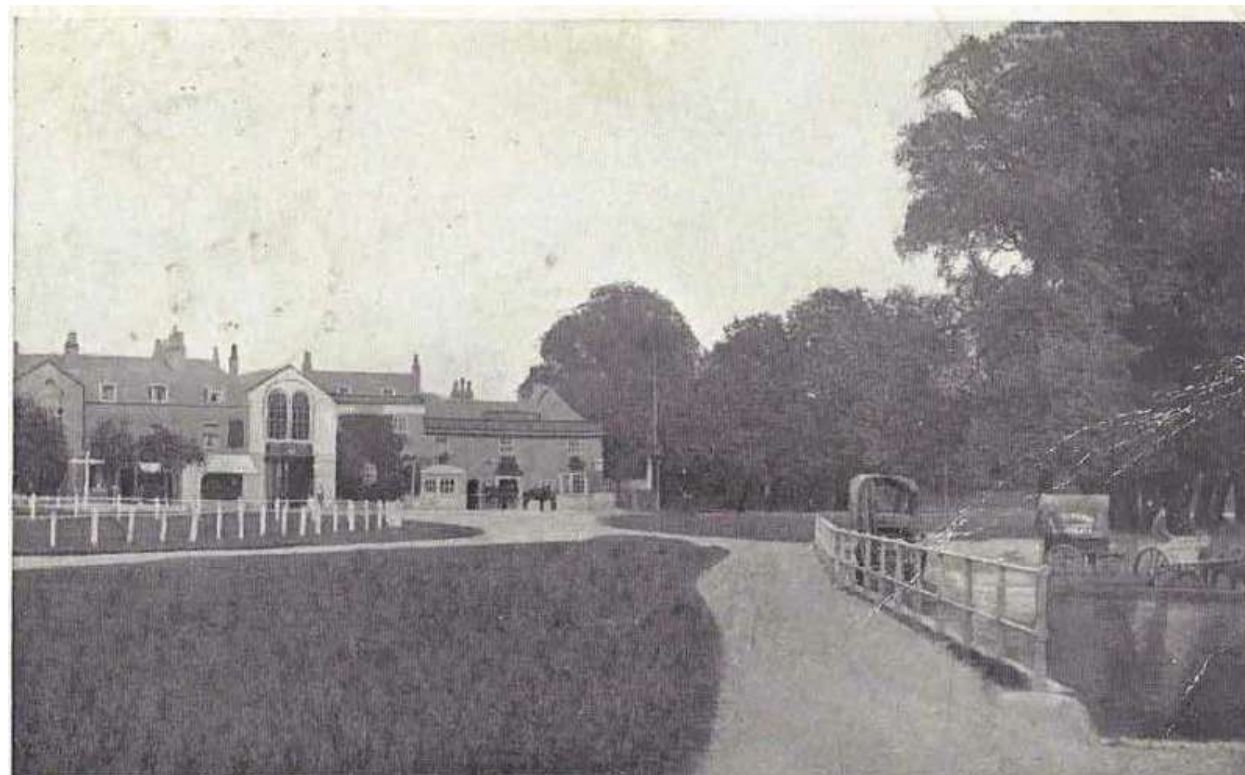


Figure 10 – The green, and the pond, 1906



Figure 11 – The view across The Green, 1935



Figure 12 – 1950s OS Map. showing the further development of the area



Figure 13 – 1955 postcard showing view of The Green and the Christ Church in the background



Figure 14 – 1960s OS Map – there is not much change in the area.

5.0 12A THE GREEN, TUDOR HOUSE

5.1 The application site is a detached family house, built around 1930, using architectural vocabulary of Arts and Crafts style as well as some elements of the Tudor Revival style. The building is arranged over two storeys, has three bay frontage, with the main entrance being a double height porch, with pitched clay tiled roof.

The principal building material used for the ground floor is red brick and to the upper floors there is a combination of the render over brick, with half-timbering and herringbone brick infill seen on the double height bay window. The windows to the front elevation are casements with small diamond shaped panes. There is also an oriel window on the porch.

Over the years the house has been altered, by various additions – the key one including the single storey side extension as well as the extensions to the rear of the building. In comparison with the front elevation, the rear elevation is of subservient quality, where addition of the rear extension with flat roof forms a fragmented, and incoherent composition.

5.2 The application site is not statutory listed, nor is it a locally listed building. However, it has been identified to be a positive contributor to the Southgate Green Conservation Area. To the west of the application site is a pair of 2 semi-detached houses, considered to be neutral in character and to the east - No 14 has been identified to be a positive contributor to the character of the CA.



Figure 15 – The view of the front elevation



Figure 16 – The view of the rear elevation. To the left are pair of the semi-detached Nos 11 and 12.



Figure 17 – View of No 14, the immediate neighbouring property, which had two storeys side extension and a single storey single extension erected in 2000.

6.0 SIGNIFICANCE OF HERITAGE ASSET

6.1 Historic England's guidance within Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment, 2008, describes a range of heritage values, arranged in four groups, which may be attached to place. These are:

- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds

6.2 Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

The application site is a detached family house originally built between the 1920s and 1930s. The building has been extended over the time, with variety of extensions added to the side and the rear of the property, and so reducing the way the building would be originally experienced.

Thus it is considered that the evidential value has been reduced and it is of a **moderate** significance.

6.3 Historical Value

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44)."

No 12a The Green had a presence in the lives of the local community from the early 20th century, when the Arnos Grove Estate was sold in 1920s and the land was redeveloped. At the time of the sale, the estate comprised more than 240 acres and the initial plans were to create "modern suburb" as proposed by its owner – Lord Inverforth. Southgate Urban District Council secured land for public use, creating Arnos Grove Park and Minchenden Oak. Also, Council ensured that

only limited numbers of houses are built on the road facing The Green, thus preventing much denser redevelopment, which would certainly result in loss of The Green.

This family house contributes to the local townscape retaining its associative historic value within an historic townscape, which is of **high** historic significance.

6.4 Aesthetic Value

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

The existing property is not statutory listed nor is it locally listed. It has been identified within the Southgate Green Conservation Area Character Appraisal as a positive contributor. The house is an example of the typical vernacular Edwardian architecture, using architectural vocabulary of Tudor revival, drawing on earlier Arts and Crafts style. The dominant feature is the front porch of two stories which is finished by a gable typically dressed fake timber framing in imitation of sixteenth and seventeenth century vernacular housing, and oriel window, another commonly used element. Also characteristic for the period – are the casement windows with top hung upper lights, and diamond shaped panes. Herringbone brick infill in a timber frame - present under the first floor window, was commonly used decoratively, to help create the retrospective character of the thirties house. The front elevation retains its original character, proportion and detailing, despite the side extension added later and it is considered that it holds the most of the aesthetic value of this property, which is of moderate significance. The rear elevation has been much altered and is considered to be of lesser significance. The flat roof present on the first floor rear extension is at odds with the original pitched roof forms. The juxtaposition of roof planes creates number of awkward junctions where the new roof lines abut the old.

6.5 Communal Value

"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54.)

The residential use of the building has been retained. The building is a reminder of a communal past, which preserves suburban tranquility character of the area, described in the Southgate Green Conservation Area Character Appraisal. It is considered that communal value is preserved, and is of **moderate** significance.

7.0 SETTING

- 7.1 As well as playing an important part in assessing of the significance of an asset as discussed in the previous chapter, the setting of a heritage asset is important in its own right Setting is defined in the NPPF as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral."*
- 7.2 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets sets out the elements which are considered to contribute to setting, which are the visual considerations; the environmental factors; spatial associations; and the understanding of historic relationships.
- 7.3 When assessing the contribution which setting makes to significance, it is recognised that the degree of public access to areas where setting may be compromised should not be a consideration, however, it should also be considered that *"any proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implication, if any, for public appreciation of its significance."*

VISUAL CONSIDERATIONS

- 7.4 The Southgate Green Conservation Area, and Christ Church, are the principal heritage assets and their relationship with the subject site are considered. The views of the subject site within the Conservation Area are predominantly those from The Green, towards Christ Church and are limited to those when approaching the subject site. The application site is experienced within the long views from The Green and short views of The Green. The long views are mainly segmented and partial, as neighbouring houses and trees prevent full views.

In the context of new proposals, it is considered that the degree of the appreciation of the heritage assets will not be substantially changed or affected.

8.0 PROPOSALS

- 8.1 The proposal is to replace the current mansard / flat roof construction by infilling the section of roof over the existing first floor extension – to the rear of the property. Also, two small hipped dormers are proposed to be installed to the rear slope of the new roof. The proposed roof covering are clay tiles, matching the original roof, with hanging tiles proposed for the dormers. The dormer windows are proposed to be in high quality hardwood timber frames. The rainwater goods will be obscured behind a low parapet upstand around the perimeter of the roof. The new extension will provide a new master bedroom, ensuite and storage with new access via a staircase above the existing.

The views of the proposed alterations will be limited from the public vantage points.

- 9.1 A pre-planning consultation (20/02558/PREHER) was undertaken with LB Enfield in August 2020 and feedback was provided on 1st October 2020. Following the initial comments and recommendations, the initial scheme has been amended to reflect given guidance:

"The proposed roof extension incorporates a new section of crown roof which would project from the ridge and over the existing first floor. The height of the new roof and crown section which would add considerable bulk and mass to the roof. This would be in addition to the proposed rear dormer and the resulting scale of the roof would be disproportionate to the dwelling, dominating its original form to the detriment of its character and appearance. The top heavy appearance with crown roof section would draw attention to the upper part of the building which is visible in views from the Southgate Green Conservation Area"

Response: The box dormer originally proposed has now been replaced with two small hipped dormers to the rear roof slope. These are traditional in appearance replicating the style of the existing dwelling and finished in materials to match the existing clay tiles. The windows to the dormers are to be conservation style hardwood casement units.

The proposed roof extension/infill is retained as in the initial proposal. Further research has been undertaken, examining the soundness of the roof form proposed for the infill. The research has revealed other examples of crown roofs within the Southgate Green Conservation Area – some are seen on the statutory listed buildings: Nos 23-32 The Green, Listed Grade II (shown on the front cover of the CAA), and Arnos Grove Building (now Southgate Beaumont), grade II*.

These examples (and other examples present throughout the Conservation Area), confirmed the initial considerations and the proposed design rationale, that such form will not be alien to the existing variety of the roof typology within the Southgate Green Conservation Area, as a whole.

Furthermore the visual analysis of the site and its context (please see Fig 18) shows the application building being surrounded by considerably larger buildings. In this way it is possible to recognize that the real impact of the proposed roof alterations will have negligible impact on the application site, the roofscape and the immediate site context.

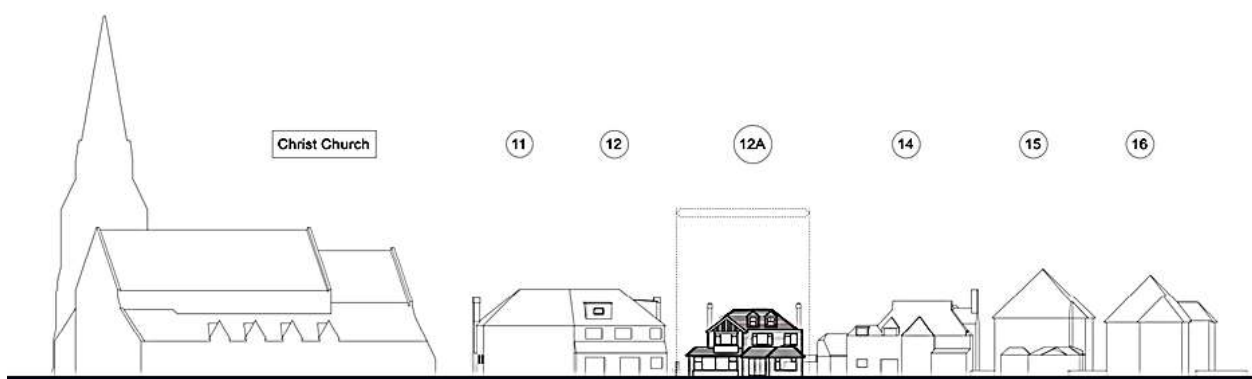


Figure 18 – The application site seen within the context of the neighbouring buildings. This view highlights the considerable difference in scale of between the application site and the surrounding buildings.

The proposed scheme has been further developed, and 3D modeling has provided more detailed information in order to assess whether the proposed roof would have the impact as suggested in the pre-application response.

The analysis of the views of the application site showing existing and proposed are discussed in further chapters of this document.

10. IMPACT ASSESSMENT

- 10.1 Following guidance issued by National Planning Policy Framework (2019), Historic Environment Good Practice Advice in Planning: 2 by Historic England (March 2015) and Guidance for assessing the world heritage sites, ICOMOS (updated 2013), a methodology is set that allows for evaluation of an impact on the attributes of identified heritage assets and their significance, in a systematic and coherent way.

IMPACT ASSESSMENT CRITERIA

- "negligible" – impacts considered to cause no material change;
- "minor" - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of a low to medium magnitudes for short periods of time.
- "moderate" - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- "substantial" - impacts considered to cause a fundamental change in the appreciation of the resource.

The impact of proposals can also be **neutral, beneficial, or adverse**.

- 10.2 The key value of the application site is attributed to its front elevation, which has retained its proportions and character originally intended, despite the later additions (the side extension). In comparison, the proportion and the coherence of the rear elevation have been significantly compromised by additions of the rear extensions featuring a large area of the flat roof over.

The proposed addition of the new volume to the existing one improves the overall proportion and articulation of the rear elevation of the application building. The original design relies on hipped roof treatment, which has been changed by the later additions. The new proposal will unify the roof line with the existing ridge and provide continuity and rhythm to the roof scape.

The present roof-scape is disparate uncoordinated and asymmetrical; the proposal will restore the original balance for this building, and thus be an enhancement to the conservation area, as a whole. The use of appropriate materials will complement the host building, improving its overall proportion, enhancing the quality of the roof scape and its aesthetic appeal.

Additionally, the proposed alterations will have no impact on the way the building is experienced from the street elevation, nor would it have any meaningful impact on the existing historic streetscape.

The impact has been determined as **minor and beneficial overall**. The alterations and extension to the building will not affect the ability to understand the significance of the host building, any neighbouring listed buildings or the Southgate Conservation Area as a whole.

- 10.3 This assessment aims to appraise the heritage significance of identified views and the potential visual impact of the proposed development on the individual assets identified and the view as a whole. The visual impact assessment applies the guidance and evaluation criteria as set out in Historic England’s: The Setting of Heritage Assets (2017)² Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).
- 10.4 Value/ importance of individual heritage assets identified within the view and the value/ importance of the view as a whole are measured as being **high, moderate or low**.
- 10.5 The assessment of the level of impact attempts to be objective as much as possible, with written deductions on the level of impact. Consideration is given to any change to the significance of the heritage within a view, due to the location, design, scale, mass, silhouette (outline), or materiality of the proposals.
- 10.6 Impacts may be **beneficial or adverse, of different degrees, such as high beneficial, moderate beneficial, low beneficial, indiscernible/none, low adverse, moderate adverse or high adverse**.
- 10.7 When evaluating the overall impact on heritage assets or heritage significance within views, it is important to take account of both - the extent of any impact and the value and importance of the resource, which leads to assessing the overall impact of the proposed development. Again, levels of impact are measured in degrees describing proposals as having a **major, moderate, minor or negligible outcome/effect**.
- 10.8 The architects have prepared visuals, and these are not CGI views. However, it is considered that these views demonstrate the massing and proportion of the new proposals as well as how they relate with the historic context of the site.



Figure 19 - Key views considered.

² It replaces *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015* and *Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011)*.

Viewpoint 1 – Baseline



Figure 20 – Viewpoint 1, as existing

This view is experienced from The Green, looking towards the subject site. This view shows the side of the subject site, partially obscured by the neighbouring house (No 14 The Green). The full view is also obstructed by the existing mature eucalyptus tree (which is an evergreen tree but we have chosen to shown it without foliage for clarity). In the background there is a view of the Christ Church, its main body obscured by the Nos 11 and 12 The Green. This is considered to be a local view looking towards the subject site and combined with the value and importance of the heritage assets and the view as a whole is considered to be **medium-to-high**.

Viewpoint 1 – Impact Assessment



Figure 21 – Viewpoint 1, as proposed

The proposed addition will add little change to this view. The new roof slope creates negligible difference to this view, which can still be experienced as it is now. It is considered that the overall impact of the proposed development, in this view will have a **negligible** effect.

Viewpoint 2 - Baseline

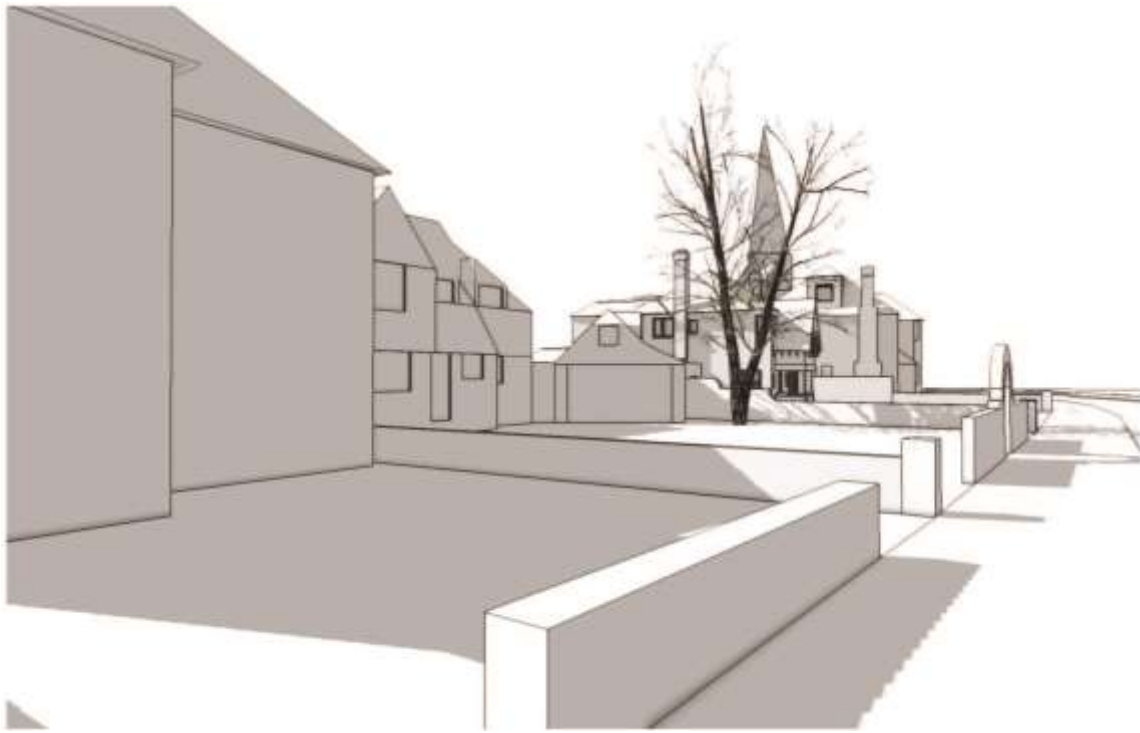


Figure 22 – Viewpoint 2, as existing

This view is experienced from the pavement in front of the No 15 The Green, looking towards the subject site. This view is similar to View taken from the viewpoint 1, and it shows the side of the subject site. Although this view is taken from the lesser distance than the previous one, the subject site is still obscured by the segment of the neighbouring house (No 14 The Green) and the mature tree. The view of the Christ Church is more obscured by Nos 11 and 12 in its foreground.

This is considered to be a local view looking towards the subject site and combined with the value and importance of the heritage assets and the view as a whole is considered to be medium-to-high.

Viewpoint 2 – Impact Assessment

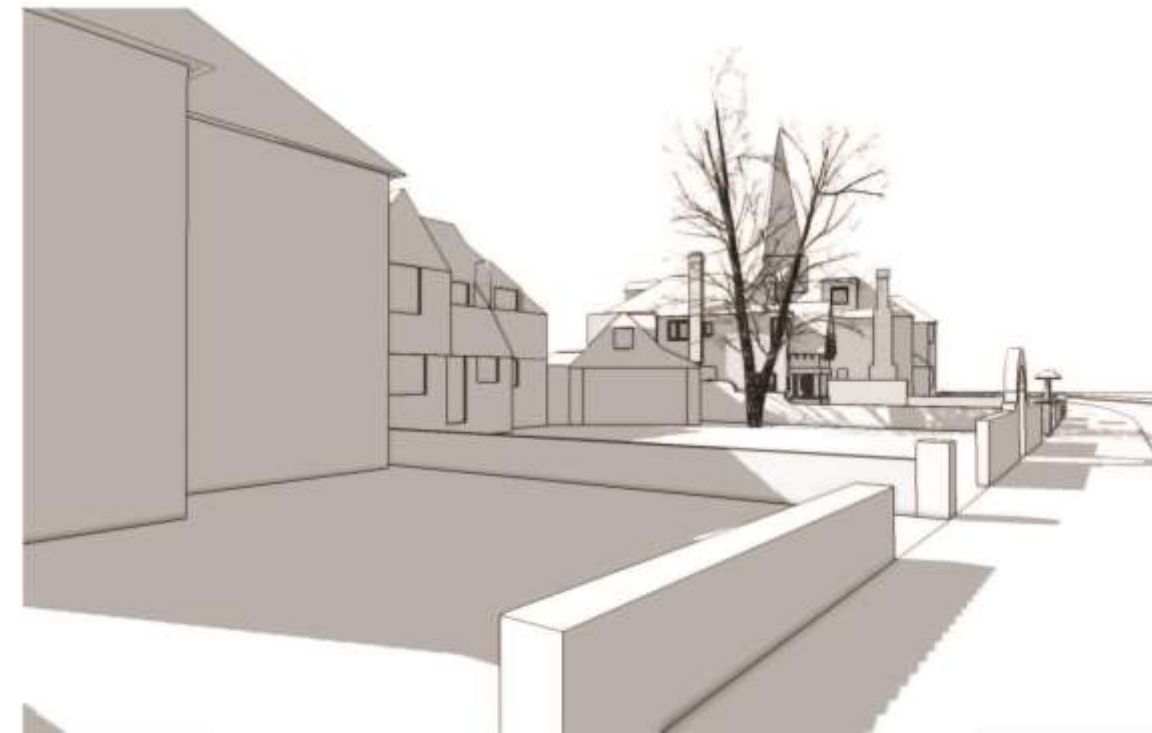


Figure 23 – Viewpoint 2, as proposed

The proposed addition will add little change to this view. The new roof slope creates small difference to this view, which can still be experienced as it is now. It is considered that the overall impact of the proposed development, in this view will have a **minor** effect

Viewpoint 3 - Baseline



Figure 24 – Viewpoint 3 – as existing

This view is experienced from the pavement in front of the subject site, looking at its front elevation. This is considered to be a local view looking towards the subject site and combined with the value and importance of the heritage assets and the view as a whole is considered to be medium-to-high.

Viewpoint 3 – Impact Assessment



Figure 25 – Viewpoint – as proposed

The proposed alteration to the rear of the existing roof will not be visible from this viewpoint and the impact will be **negligible**.

10.10 – Viewpoint 4 - Baseline



Figure 26 – Viewpoint 4, as existing

This view was taken from the rear garden of the subject site, looking towards the rear elevation of the house. It is dominated by the subject site, and to the right is the view of No 14, the immediate neighbouring building. This is not a public view. Combined with the value and importance of the heritage assets and the view as a whole is considered to be low-to-medium.

10.11 – Viewpoint 4- Impact Assessment



Figure 27 – Viewpoint 4, as proposed

The proposed alteration will have medium impact on this view. The new roof volume will not be visible, as it is sloped backwards. Visible are new dormers, which harmonises overall composition of the subject site. It is considered that the impact of the proposed alterations to this view will be **minor**, and **beneficial**.

11.0 COMPLIANCE WITH LEGISLATION, GUIDANCE AND POLICY

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 11.1 The proposed scheme takes into account the local character and architectural detail ensuring that the special character of the Southgate Green Conservation Area is preserved. The analysis of the local views shows the extent of the impact that the proposed alteration may have on the conservation area. These views show that there will be little visibility between the subject site and the existing listed buildings in the vicinity.

In this way, it is considered that the proposed building does not lead to harm the significance of the conservation area as a whole and so it complies with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

THE NPPF - DISCUSSION

- 11.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018 and again in February 2019. It is the principal document that outlines the Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. *"These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."*

- 11.3 With reference to NPPF Para 189-202

- As recommended by NPPF, an assessment of the significance of the application site and the relevant heritage assets has been provided as part of the application. It is believed that the assessment is proportionate to the importance of the heritage assets being considered. The assessments in this statement have informed the design process, as well as provided a sufficient level of information required to understand the potential impact of the proposal on the significance of the relevant heritage assets.
- The overall impact of the proposed development upon the setting of Southgate Green Conservation Area and relevant heritage assets in the vicinity of the application site is minor and beneficial as it will improve the existing roofscape of the subject site.
- "Conservation" is defined in the NPPF as: *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- The design has been informed by the analysis of the heritage assets, their setting, and the special interest of the Conservation Area. The proposal has been carefully considered ensuring that the significance of relevant heritage assets is sustained.

- The applicant has appointed conservation consultants with an established reputation in dealing with a range of high quality conservation projects and who were involved in the design and conservation work in all its phases. It is considered that by analysing the history of the subject site and the area, its character and context, as well as appraising the significance of the relevant heritage assets, this statement provides sufficient information for the planning authority to assess the potential impact of the proposed development on the special historic and architectural interest of the heritage assets.
- The proposed works will enhance the quality of the existing building, which is identified to be a positive contributor, whilst preserving the status and setting of the Conservation Area as a whole.
- The proposals will provide additional accommodation. The impact of the proposals will cause no harm to the setting of other heritage assets in the vicinity.
- Public benefits of these proposals are implementations of an appropriate quality design sympathetic to its context.

NPPG GUIDANCE - DISCUSSION

- 11.4 With reference to NPPG Paragraphs 003, 009,015, 017, 019 and 020:

- The proposals understand and accept that conservation of the heritage asset must be executed in a way that is appropriate to their significance. It is also acknowledged that heritage assets are irreplaceable. Embedded in the proposed works is understanding of the term 'conservation' being the 'active process of maintenance and managing change'.
- It is considered that the the significance of the relevant heritage assets and their setting has been properly assessed and has provided information necessary to develop an acceptable proposal. The subject site has moderate significance, the key significance given to its front elevation. The proposal to upgrade this property is not considered to be detrimental to the special interest of the building, or the conservation area as a whole or any other heritage asset in the vicinity.
- The visual impact on the significance of Southgate Green Conservation Area and relevant heritage assets has been assessed as **minor and beneficial**. Any degree of impact and will be balanced by the benefit of enhancing the existing roofscape of this building, maintaining and securing the optimum viable use of this property, whilst compatible with the significance of the identified heritage assets and their setting.
- Public benefits of the scheme are contained in a regeneration of this heritage asset, whilst sustaining / enhancing its significance and securing its optimum viable use. In this way, and according to this definition, the proposals represent tangible public and heritage benefit.

ENFIELD PLANNING POLICY

- 11.5 With Reference to Core Strategy Policy (2010-2025) adopted November 2010: (CP30) - Maintaining and Improving the quality of the built and open Environment:

The proposed alterations are of high design quality, with aim to maintain special interest of the subject building. The proposals take into consideration its architectural characteristics, setting, and cultural significance, harmonizing and articulating the existing structure with sensitive interventions.

The proposals are considered to be an improvement of the existing building and in coherence with the character of the local area. This is ensured by provision of a high quality of design and use of appropriate or materials (for further information regarding the layout, design, and proposed materials please see Design and Access Statement prepared by Nicholas Kirk Architects).

- 11.6 With Reference to CP31 – Built and Landscape Heritage:

A detailed assessment of the significance of the relevant heritage assets has been provided in this document (please see chapter 6) as well as assessment of impact of the proposals, on the subject site and relevant heritage assets (please see chapter 10), in line with the NPPF recommendations.

The assessments in this statement have informed the design process, as well as provided a sufficient level of information required to understand the potential impact of the proposal on the significance of the relevant heritage assets.

- 11.7 With Reference to Development Management Document (2014):

The proposed alterations are limited to the rear of the property, and have taken into account the character of its historic context. It is considered that the proposed roof addition (infill) harmonises the existing roof arrangement at the rear. The overall proportion of the house will be better balanced, unifying the existing incoherent and disjointed roofscape.

- 11.8 With reference to Policy DMD37 - Achieving High Quality and Design-Led Development

The proposed roof alteration aims to improve current accommodation and create additional space for the family. This improvement ensures longevity of this heritage asset. The proposals have been developed with consideration for the historic context and its own heritage values, within the Southgate Conservation Area.

- 11.9 Policy DMD44 Conserving and Enhancing Heritage Assets

- The proposed works will not be detrimental to the architectural or historic integrity or detailing of the building. The proposed alterations have been designed to accord with the original architectural ethos ensuring that the principal elevations and overall form is preserved, and further enhanced.
- The proposed materials match the existing and will be used to the exacting conservation standards.
- This report comprises assessment of the significance of all relevant heritage assets and assessment of the impact of the proposals. The assessments are proportionate to the importance of the heritage assets being considered and provide a sufficient level of information for the planning authority to assess the potential impact of the proposals on the special historic and architectural interest of relevant heritage assets.

12.0 CONCLUSION

- 12.1 The existing building No 12A The Green, is not statutory listed, nor is it locally listed building. It is however in the Southgate Green Conservation Area, and has been identified as the positive contributor to the character of the conservation area. The proposed alterations have been designed to the highest architectural standards, and will be constructed to exacting conservation requirements. The proposal is considered to establish a direct and subservient architectural dialogue with the existing building as well as the Conservation Area in which the proportions and finishes are respected and enhanced. The proposal will be amalgamated with the host building in an appropriate manner, enhancing its roofscape. Thus the character and appearance of the Conservation Area will be preserved.
- 12.2 Furthermore, the proposal ensures the continued use of this site as a domestic family dwelling, which is in keeping with the existing and historical use.
- 12.3 As required by NPPF, the consideration of the impact and potential 'harm' of the proposal has given weight to the avoidance of "harm" that may reduce the value of the relevant heritage assets. As a result of the analysis of the significance and assessment of the impact, the conclusion has been reached that the impact will be minor, to the significance of this heritage asset or the Southgate Green Conservation Area "as a whole" and that the overall impact will be minor.
- 12.4 Historic England "Conservation Principles" and the NPPF define conservation as "managing change." The NPPF recognises that change and adaptation must occur if historic buildings are to survive at all. This can be achieved only with investment in the repair, maintenance, and enhancement of properties, as here is the case.
- 12.5 The implication of existence of impact, does not immediately translates that into "harm." It is considered that application proposals cause minor impact, which is considered to be **less than substantial**, so the proposals will comply with the National and Local policies and guidance for urban design and the historic built environment.

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact.

Our details can be found below.