

March 2024

Heritage Statement

26 Oaklands Road, Totteridge

<i>Project number: 23.124</i>		
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CONTENTS

- 1.0 Introduction
- 2.0 Site Context
- 3.0 Legislation, Policies and Guidance
- 4.0 Statement of Significance
- 5.0 Heritage Impact Assessment
- 6.0 Conclusions

1.0 Introduction

- 1.1. This Heritage Statement has been prepared on behalf of the Applicant to support a S73 application for amendments to the fenestration with reference to the approved replacement dwelling at No. 26 Oaklands Road, Totteridge.
- 1.2. Planning permission was approved for a replacement dwelling in August 2022 (ref. 22/0453/FUL). This was subsequently amended through a S73 application to increase the basement footprint (ref. 22/4289/S73). A new full planning application was subsequently submitted and approved, consenting additional rooms within the roof-space (ref. 22/4316/FUL). This application has been subsequently amended through a S73 application to increase the floor area in the basement and at first floor (ref. 23/1443/S73).
- 1.3. The approved scheme gives consent for a two storey plus attic and basement detached dwelling with front gables, hipped roof and central stone portico lending it a neo-classical aesthetic, with a side return and garage. This S73 application seeks minor revisions including amendments to the footprint and massing, materials palette and window proportions.
- 1.4. The site is not individually a designated or non-designated heritage asset but is located within the Totteridge Conservation Area. It is not within the setting of any other heritage asset.
- 1.5. Paragraph 200 of the National Planning Policy Framework (NPPF) (2023) requires applicants to describe the significance of heritage assets potentially affected by proposed development. This assessment should be proportionate to



Site Location Plan
1 : 1250

Fig. 1. Location Plan

- 1.6. the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this Statement.
- 1.7. This document will set out a brief history of the Site and its surroundings, together with a statement of significance for the surrounding assets. It will go on to consider the potential impacts of the proposed works within the relevant legislative and policy context. It has been informed by a site visit made in February 2024 and desk-top research.
- 1.7. The scope of this Heritage Statement appraises the heritage significance of the built structures.

It does not consider the known or unknown archaeological potential of the site.

2.0 Site Context

Heritage designations

- 2.1. Heritage assets are defined in Annex 2 of the National Planning Policy Framework (NPPF) (2023) as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Designated heritage assets

- 2.2. Designated heritage assets as defined in Annex 2 of the NPPF include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Designated heritage assets within the study area have been identified using the online map function on the National Heritage List for England (NHLE) website and London Borough of Barnet Proposals Map (cross checked against list of conservation areas).
- 2.3. The site is located within the Totteridge Conservation Area.
- 2.4. There are no listed buildings or other designated heritage assets in proximity to the site.



Fig. 2. Heritage asset plan. ©Google 2024 G Getmapping plc, Infoterra Ltd & Bluesky Maxar Technologies, The GeoInformation Group

Non-designated heritage assets

- 2.5. The London Borough of Barnet maintains a local list. There are no locally listed buildings in proximity to the asset.

- 2.6. No other non-designated heritage assets have been identified to be relevant to the site in the determination of the previous applications.

Scope

2.7. Based upon the above desk-top review and fieldwork, the scope of this Heritage Statement includes the following:

- Totteridge Conservation Area.

3.0 Legislation, Policies and Guidance

3.1. This section sets out a summary of the core heritage decision-making framework. It is not intended to be exhaustive.

Legislation

3.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes powers to designate listed buildings and conservation areas together with a statutory duty to consider the impacts of proposed development in the determination of planning applications.

3.3. Section 1 makes provision for the Secretary of State to compile lists of buildings of special architectural or historic interest. Section 5 defines a 'listed building' to include any object or structure fixed to the building, and any object or structure within the curtilage of the building which forms part of the land and has done so since before 1st July 1948.

3.4. Section 16 requires local planning authorities 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 considering whether to grant applications for listed building consent.

3.5. Section 66 establishes a duty with respect to the determination of planning applications. In considering whether to grant planning permission which affects a listed building or its setting, local planning authorities 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.

3.6. Section 69 of the Act establishes powers for local planning authorities to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance as conservation areas.

3.7. Section 72 establishes a general duty in the exercise of planning functions with respect to any buildings or other land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

3.8. The Enterprise and Regulatory Reform Act 2013 abolished the need for separate conservation area consent, such that planning permission for works of relevant demolition is dealt with through the Town and Country Planning Act 1990.

Development Plan

3.9. The London Plan 2021 sets out policies to guide development across the London boroughs and forms part of the Development Plan for the London Borough of Barnet.

3.10. Policy HC1 Heritage conservation and growth is the principal historic environment policy. It includes the following policies for decision-making:

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and

appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

3.11. Barnet's Local Plan (Core Strategy) 2012 includes the following historic environment strategic policy:

Policy CS5: Protecting and enhancing Barnet's character to create high quality places

We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Developments should:

- address the principles, aims and objectives set out in the following national design guidance: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life:*
- be safe, attractive and fully accessible*
- provide vibrant, attractive and accessible public spaces*
- respect and enhance the distinctive natural landscapes of Barnet*
- protect and enhance the gardens of residential properties*
- protect important local views from places within Barnet (as set out in Map 8)*
- enhance the borough's high quality suburbs and historic areas through the*

provision of buildings of the highest quality that are sustainable and adaptable.

All development should maximise the opportunity for community diversity, inclusion and cohesion and should contribute to people's sense of place, safety and security.

Heritage and character

We will work with partners to proactively protect and enhance Barnet's heritage including conservation areas, listed buildings, locally listed buildings, registered parks and gardens; scheduled monuments, areas of archaeological significance and London's only battlefield site.

We will require proposals within or affecting the setting of heritage assets to provide a site assessment which demonstrates how the proposal will respect and enhance the asset. Policy CS13 addresses the adaptation of heritage assets to reduce carbon emissions and ensure efficient use of natural resources. We will ensure through our programme of Conservation Area Character Appraisals that these areas are protected and enhanced.

We will ensure through our Green Infrastructure SPD that the key characteristics of Barnet's landscape (Barnet Plateau and Finchley Ridge) are protected and enhanced.

We will encourage community involvement in the review of the Local List of important local buildings.

The Barnet Characterisation Study forms the baseline for the identification of places with a consistent and coherent architectural character. Within the typologies identified in the Characterisation Study we will through our Development Management Policies DPD and Residential Design Guidance SPD develop a framework to protect and enhance those high quality suburbs in Barnet not protected by Conservation Area designations.

3.12. *Barnet's Local Plan (Development Management Policies) 2012 provides further guidance for development management. The principal historic environment policy reads as follows:*

Policy DM06: Barnet's heritage and conservation

a. All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.

b. Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.

c. Proposals involving or affecting Barnet's heritage assets set out in Table 7.2 should demonstrate the following:

- the significance of the heritage asset*
- the impact of the proposal on the*

significance of the heritage asset

- the impact of the proposal on the setting of the heritage asset*
- how the significance and/or setting of a heritage asset can be better revealed*
- the opportunities to mitigate or adapt to climate change*
- how the benefits outweigh any harm caused to the heritage asset.*

d. There will be a presumption in favour of retaining all 1,600 Locally Listed Buildings in Barnet and any buildings which makes a positive contribution to the character or appearance of the 16 Conservation Areas.

e. Archaeological remains will be protected in particular in the 19 identified Local Areas of Special Archaeological Significance and elsewhere in Barnet. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.

3.13. *Implementation of DM06 is supported by the Totteridge Conservation Area Appraisal (2008).*

National Planning Policy

3.14. *National planning policy is established in the National Planning Policy Framework (NPPF) (2023). Chapter 16 (paragraphs 195-214) sets out policy guidance for development affecting the historic environment.*

3.15. *Paragraph 195 recognises that heritage assets are an irreplaceable resource and should be*

- conserved in a manner that is appropriate to their significance such that they can be enjoyed by existing and future generations.
- 3.16. Paragraph 200 requires applicants to describe the heritage significance of any heritage assets affected by a proposed development, including the contribution made by their setting. This should be proportionate to the assets' importance, and no more than is required to understand the potential nature of the impact on that significance. Paragraph 190 requires local planning authorities to assess the significance of any heritage assets potentially affected to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposed development.
- 3.17. Paragraph 203 states that in determining planning 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; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.18. Paragraphs 205 onwards provide guidance for considering the potential impacts. Paragraph 205 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This should be proportionate to its significance, the more important the asset, the greater the weight should be. This is irrespective of whether the harm is substantial, total loss, or less than

substantial.

- 3.19. Paragraph 206 goes on to state that any harm to, or loss of, the significance of a designated heritage asset, including through development within its setting, should require clear and convincing justification.
- 3.20. Paragraphs 206 and 207 deal with instances of substantial harm to a designated heritage asset. Development causing substantial harm should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or other criteria are met. Paragraph 202 guides that where a development would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.
- 3.21. Paragraph 209 deals with non-designated heritage assets. It guides that the effect on the significance of a non-designated heritage asset should be taken into account. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.22. Paragraph 212 encourages local planning authorities to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Those proposals that preserve elements of the setting that make a positive contribution to the asset should be treated favourably.

Guidance and Best Practice

- 3.23. Interpretation of the NPPF is provided by the Planning Practice Guidance (PPG). This is a digital guidance note divided into a series of chapters which is subject to regular review; the historic environment chapter was last updated in July 2019.
- 3.24. The historic environment chapter guides that understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm (paragraph 8). Paragraph 13 provides further guidance on setting, making clear that setting is not only related to visual attributes but other environmental factors such as noise, dust, smell and vibration as well as the relationship between places.
- 3.25. Paragraph 15 recognises that sustaining heritage assets in private hands often requires an incentive for their active conservation. It goes on to note that putting heritage assets to a viable use is likely to lead to investment in their maintenance and thereby support their long-term conservation. It goes on to state that harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised.
- 3.26. Paragraph 18 provides guidance on assessing harm. It is clear that proposed development may have no impact or may enhance an asset's significance such that no harm is caused. Where development would be harmful to a designated heritage asset, this needs to be

categorised as either 'less than substantial' or 'substantial' harm. The level of harm can vary within these two categories. It goes to elaborate that substantial harm is a 'high test' and therefore is unlikely to arise in many cases. This harm may arise from works to the asset or from development within its setting.

3.27. Historic England has produced a series of best practice guidance notes to assist in the identification of assets, assessing significance and managing change. Those of particular relevance include:

- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
- Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (2015)
- Statements of Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019)

4.0 Statement of Significance

Introduction

4.1. Determining significance is a professional judgement taking into account the designation status, desk-top research and fieldwork. The assessment should seek to understand the nature, extent and level of significance, and should be proportionate to the relative importance of the asset (Historic England, 'Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2' [2015] p. 2.)

4.2. The NPPF defines significance as *'the value of a heritage asset to this and future generations because of its heritage interest'*. This interest may be archaeological, architectural, artistic or historic. An understanding of significance must therefore derive from the heritage interest/s of the heritage asset.

4.3. The 'Historic environment' chapter of the PPG provides a definition for these interests as follows (Paragraph: 006):

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest*

is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

4.4. Significance derives not only from the heritage interests of the asset itself, but also from the contribution made by its setting. The setting of a heritage asset is defined in Annex 2 of 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.

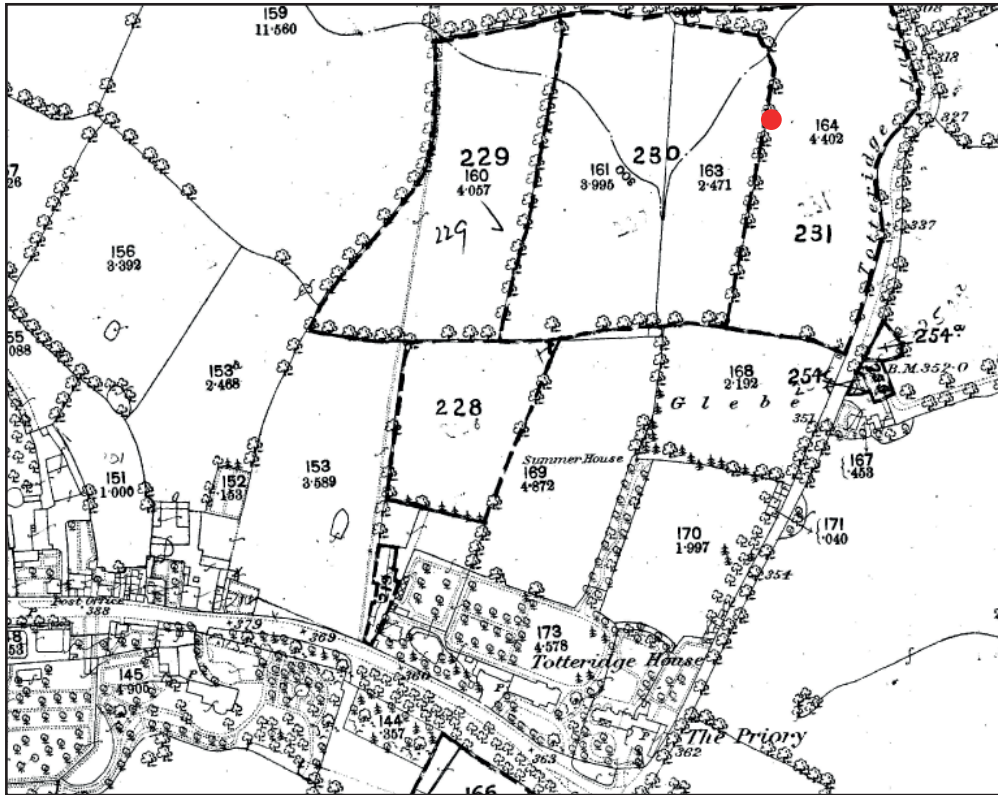


Fig. 3. 1:2,500 1870-73 Ordnance Survey Plan

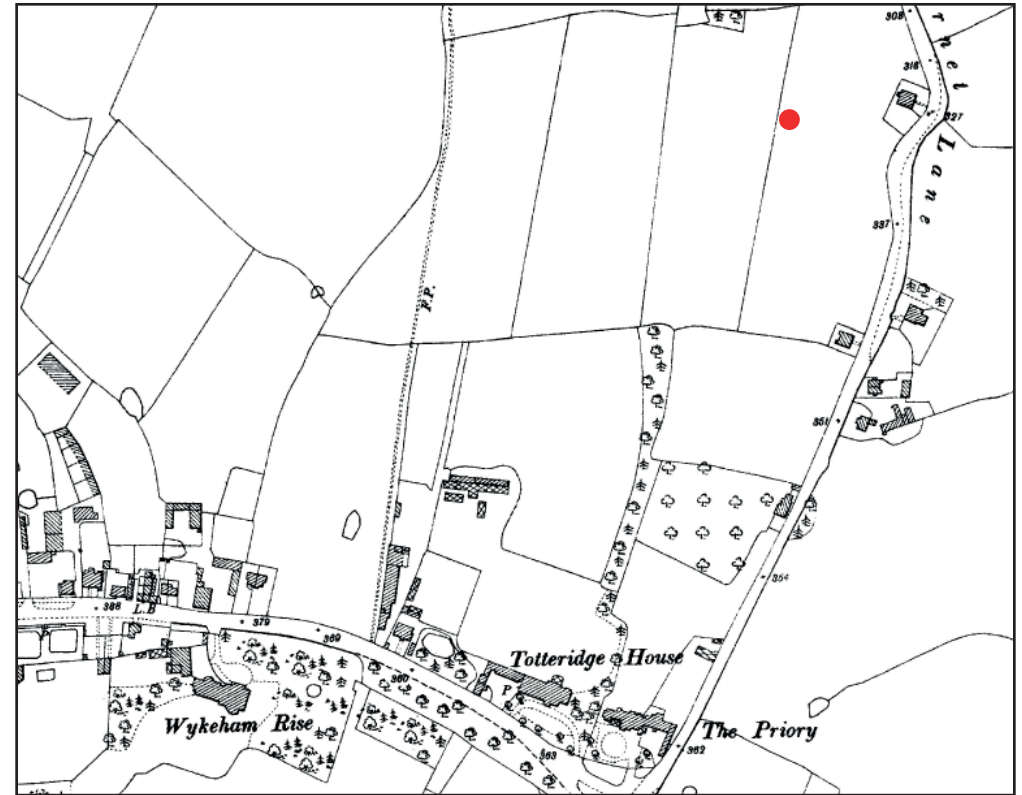


Fig. 4. 1:2,500 1896 Ordnance Survey Plan

Brief history of the site

- 4.5. The late 19th century Ordnance Survey (OS) plan of 1870-73 records the site as open fields with treed boundaries (Fig. 3). Totteridge at the time was focussed to the south along Totteridge Village, with development not yet having extended northwards along what was then known as Totteridge Lane.
- 4.6. The site appears in much the same form in the 1896 OS plan, with some minor changes to the field boundaries (Fig. 4).

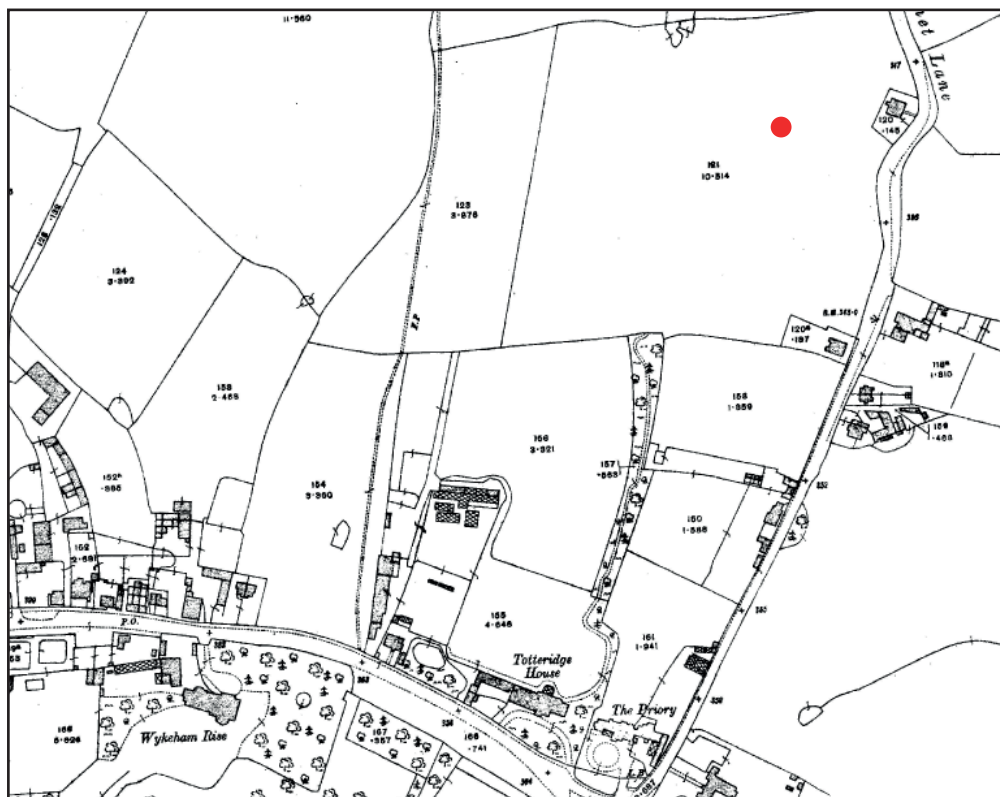


Fig. 5: 1:2,500 1915-1916 Ordnance Survey Plan

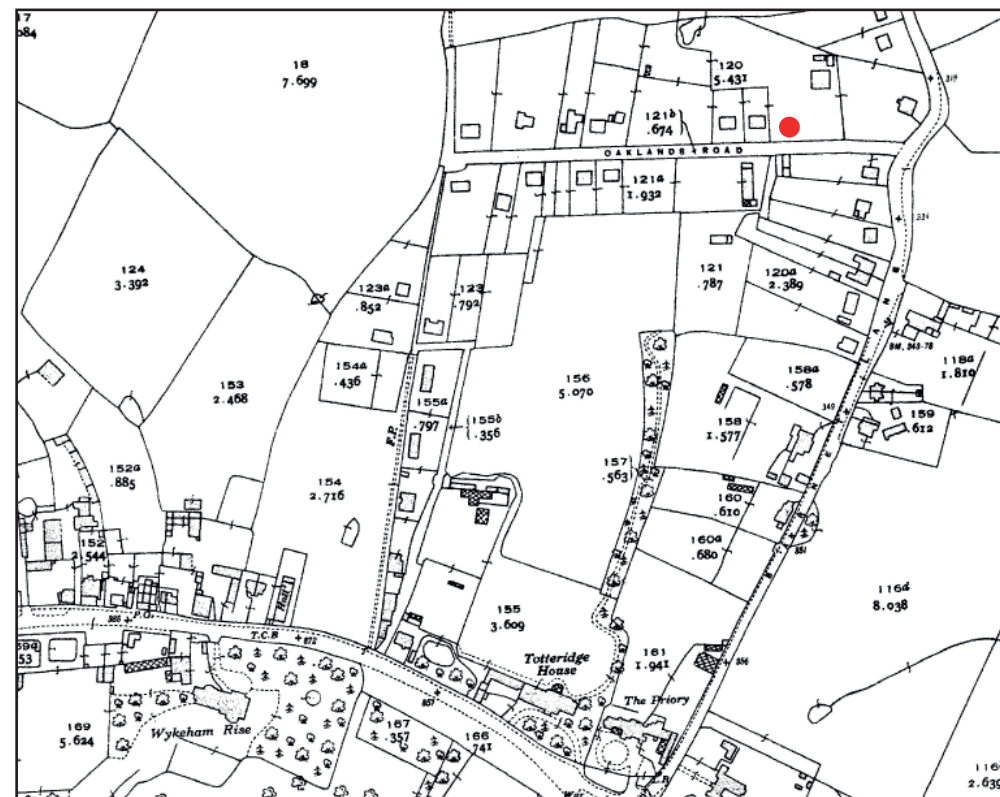


Fig. 6: 1:2,500 1951-1954 Ordnance Survey Plan

- 4.7. By the First World War, little had changed in the area of the site, although by this time the smaller field parcels had been amalgamated into a larger field parcel (Fig. 5).
- 4.8. By the 1950s, Oaklands Road had been laid out and ribbon development had extended along Barnet Lane as it was now known by this time, and is known today. This was relatively piecemeal, characterised by detached houses set within generous plots.

- 4.9. The current house on the site at No. 26 and its neighbours to the east had not been constructed by this time. The site formed part of a larger L-shaped plot which appears to have had a single large detached house within set back from the road (Fig. 6).



Fig. 7. 1:2,500 1953-1971 Ordnance Survey Plan



Fig. 8. 1:10,000 1990-1995 Ordnance Survey Plan

- 4.10. This is recorded more clearly on the 1953-71 OS plan (Fig. 7). By this time, Priory Close had been constructed extending southwards from Oaklands Road.
- 4.11. By the 1990s, the three detached houses at the eastern end of Oaklands Road including the existing house on the site had been constructed as recorded on the 1990-1995 OS plan (Fig. 8).
- 4.12. In the years since Oaklands Road was first

laid out and developed there has been a significant degree of change, including the infilling of plots and the demolition and replacement of houses with larger and in some instances multiple dwellings giving it a varied and denser character.

Statement of significance

4.13. The site is located within the Totteridge Conservation Area. The conservation area boundary broadly follows the route of the A5109 (Totteridge Village), extending northwards to take in development along Barnet Lane as far as Oaklands Road and southwards to include Totteridge Green. The special architectural and historic interest of the conservation area is appraised in the Character Appraisal Statement prepared by the London Borough of Barnet and adopted in May 2008.

4.14. Totteridge developed as a rural agricultural settlement in the medieval period, taking its name from the Anglo-Saxon 'Tata's ridge'. The settlement pattern follows the historic route along the ridge, with the topography of the area being one of its distinctive characteristics. Settlement continued through the medieval period and beyond, becoming popular in the 15th and 16th centuries with wealthy merchants attracted by the high ground, panoramic views and proximity to London. The area retained its desirability into the 18th and 19th centuries; some notable houses by noteworthy architects were built around St Andrew's Church, the Green and along the Common. Today, the conservation area is predominantly residential and has retained its character as a desirable and exclusive village in close proximity to London but within a countryside setting.

4.15. The built form is a mix of large mansion houses set within spacious plots mixed with more modest cottages, with high quality



Fig. 9. Junction of Barnet Lane and Totteridge Village

trees and an open setting lending it a green character. It also includes later post-war developments including Oaklands Road and Priory Close.

4.16. The conservation area contains a variety of building types, including 17th century timber-framed former agricultural buildings together with domestic architecture from the 18th, 19th and 20th centuries representative of the architectural fashions of their respective periods, including 19th and 20th century houses in the Arts and Crafts and neoclassical styles. The prevailing materials palette comprises clay tiles and Welsh slate for the roofs, walls of red clay brick, render or timber-framing, and ornamentation including stone details, machine made tiles,

ceramic tiles and vertical tile hanging as well as decorative bargeboards.

4.17. The Conservation Area Character Appraisal identifies five character areas, of which the site falls into Area 3: Totteridge Village.

4.18. The key characteristics are set out at pages 29-31. It notes that development is focused around St Andrew's Church to the south of the site and the junction of Barnet Lane and Totteridge Village which features a cluster of noteworthy buildings, and a group of cottages along the main road to the west.

4.19. The houses in this part of the conservation area include fine examples of mansion houses for wealthy Londoners from the 17th



Fig. 10. Barnet Lane looking south



Fig. 12. Cottages on Barnet Lane



Fig. 11. Prior's Corner, Barnet Lane (locally listed)

century onwards, such as Totteridge House (Grade II listed). A characteristic of these houses includes spacious gardens with extensive planting and sweeping driveways.

4.20. Barnet Lane is also described, appraised as narrow and winding, and steeply sloping to the north. This is characterised by high brick walls toward Totteridge Village and has a semi-rural character with verdant trees and more modest cottages and houses.

4.21. Oaklands Road is not featured in this assessment of the key characteristics. It is however featured in an identification of the *principal negative features* at page 32. This makes reference to '*Areas of limited merit such as Oaklands Road*'.



Fig. 13. Nos. 18-21 Oaklands Road, north side



Fig. 14. Nos. 12-13 Oaklands Road, south side

4.22. Oaklands Road is a post-war development of no particular architectural merit or historic interest. Indeed it is appraised in the conservation area appraisal as a 'negative feature'. It cannot therefore be considered to make any positive contribution to the special architectural or historic interest of the conservation area.

4.23. An interrogation of the planning history of the houses along the road reveals extensive remodelling and extension works to individual properties, as well as examples of total demolition and replacement. As a result, there is a degree of variation in the built form in terms of scale and massing, as well as materials, fenestration and detailed design. This was recognised in the determination of application ref. B/02650/10 which commented as follows in the Officer Report:

The street itself (Oaklands Road) is characterised by a mix of dwelling sizes, ages and styles. Many of the properties in the street have been extended and some demolished and re-built...The street is identified as having limited merit within the Totteridge Conservation Area Appraisal.

4.24. This is exemplified by Figures 13-18 which show examples of individual properties along both sides of the road with few unifying features. This includes the existing building on the site, notwithstanding it has consent for demolition and replacement in a different style and materials palette.

4.25. In summary, whilst Oaklands Road is pleasant



Fig. 15. No. 18 Oaklands Road, north side



Fig. 16. No. 7 Oaklands Road, south side



Fig. 17. Replacement dwellings at No. 15 Oaklands Road, north side

and has a generally verdant character, the post-war built form itself is not representative of the prevailing characteristics that contribute positively to the conservation area. This is recognised in the Council's own appraisal which lists Oaklands Road as a principal negative feature. On this basis, this part of the conservation area cannot be considered to contribute positively to its special architectural or historic interest.



Fig. 18. Oaklands Road, north side showing the site

5.0 Heritage Impact Assessment

Proposed development

5.1. The proposed amendments seek minor changes to the approved scheme as follows (not exhaustive):

- amendments to the plan form to create a simpler footprint, including removal of the front bays and remodelling of the ground floor at rear;
- omission of the front facing hipped gables;
- minor amendments to the window arrangements on the side elevations;
- changes to the window proportions, including full height windows at ground and amended window proportions at first floor on the front elevation;
- changes to the materials palette, including aluminium windows and omission of quoin detailing.

Impact assessment

5.2. The amendments to the footprint are minor and will have no material impact on the overall impression of scale, massing or bulk. The replacement dwelling will continue to sit comfortably within the streetscene in terms of scale and massing as previously determined in the recently approved applications.

5.3. The omission of the front facing bays and roof hips in favour of a flush elevation and simple hipped crown roof form is entirely in keeping with the forms of other properties



Fig. 19. Approved scheme



Fig. 20. Proposed scheme

- along the road. Examples include the recently constructed replacement dwellings to the west at No. 15 Oaklands Road which do not feature any articulation to the front elevation and have hipped crown roof profiles (Fig. 17). On this basis this element of the proposed scheme cannot be considered to be inappropriate within the streetscene.
- 5.4. The remodelling of the rear single storey projecting bay is a minor change and will not be appreciable within the streetscene. The ratio of solid to void remains similar to the approved which was found to be acceptable.
- 5.5. Moreover, full height glazed openings across nearly the entire span of the rear elevation have been approved elsewhere, such as recently at No. 15 Oaklands Road (application ref. 19/3077/FUL). The Delegated Report commented on the windows as follows: *“Although additional fenestration detailing will be incorporated into the proposal this is considered to be acceptable.”*
- 5.6. There is some minor adjustment of the number of proposed windows on the side elevations. These do not fundamentally change the overall character of the property from the approved design, notwithstanding which they will have minimal visibility within the streetscene being located on the side elevations.
- 5.7. The character of the replacement dwelling is proposed to take a more contemporary form with the proposed amendments to the fenestration and materials palette. In the determination of application ref. 17/6703/FUL the Officer Report made the following comment: *“Oaklands Road contains a variety of house types, both traditional and modern. Consequently, a traditional design is considered appropriate in this context.”* Conversely, a modern dwelling must also have been considered appropriate on this same basis.
- 5.8. The proposed omission of the quoins and introduction of horizontal banding is considered an entirely appropriate response to context. Quoins are not a characteristic feature along the road as demonstrated by Figs. 13-18. The proposed omission of the quoins from the scheme does not therefore remove an attribute of the previous scheme important to the conservation area context.
- 5.9. The introduction of the horizontal banding will help to emphasis the horizontal plane and counter the increased verticality of the revised window proportions (notwithstanding these are considered appropriate for the reasons as set out below).
- 5.10. There is a variety of window types and materials throughout Oaklands Road, including examples of permitted aluminium windows such as at No. 11 (application ref. 19/2220/HSE). Given the variety of building types and styles throughout this part of the conservation area and lack of a unifying style, in combination with the high quality of aluminium windows, this is considered to be an acceptable change that will not undermine the character and appearance of the conservation area.
- 5.11. The proposed alteration to the window proportions proposes arched windows at ground floor with rectangular proportioned windows at first floor.
- 5.12. There are other examples of round arched windows along Oaklands Road, most particularly on the ground floor at No. 7 (Fig. 16). On a road with a variety of styles, including examples of round arched windows, this window type cannot be considered to be out of keeping.
- 5.13. The windows are proposed to be larger than those of the approved scheme. To alleviate previous concerns about the verticality of the elevation raised with respect of withdrawn application ref. 21/5875/FUL, the first floor windows have been reduced in size and are no longer full height as previously proposed. This gives the first floor a more traditionally proportioned appearance and lessens the vertical emphasis.
- 5.14. Notwithstanding the above, whilst the existing dwelling on the site does have a more horizontal emphasis, the approved replacement dwelling is of an entirely different aesthetic that does not seek to reflect the character and style of the existing. A comparison against the existing building is not therefore considered relevant to the decision-making; rather, the pertinent point is how the replacement dwelling will sit within the wider streetscene context.
- 5.15. As highlighted above, there is no unifying architectural style that would otherwise lend Oaklands Road a degree of homogeneity. It is instead a mix of styles resulting from the piecemeal development of Oaklands Road and subsequent extent of redevelopment,

alteration and extension that has taken place over the second half of the 20th century and into the 21st. The proposed design of the replacement dwelling seeks to create a high quality contemporary design that forms part of the emerging and evolving character of Oaklands Road. The contemporary design fits entirely within this varied character.

5.18. In summary, the proposed amendments to the scheme are considered to sustain the contribution that the replacement dwelling will make to the character and appearance of the conservation area.

5.16. Indeed the extent of variation has been highlighted as a positive within the planning history. The Officer Report for application ref. 22/0453/FUL (26 Oaklands Road) acknowledged the extent of variation and highlighted how this has also been identified by the Planning Inspector in an appeal decision for the same site:

The street features varied Architectural style. It is noted that the proposal is similar to the proposed front dwelling A under 19/6571/FUL where the inspector mentioned in the appeal ref: APP/N5090/W/20/3250121 that, "The appeal relates to a large detached dwelling which sits within a generous plot. It is located within a residential road which is home to a variety of dwellings in terms of their size, designs and external finishes. This variety makes a positive contribution to the overall character and appearance of what is a pleasant street scene. It is located within the Totteridge Conservation Area (CA); although I note the Totteridge Conservation Area Character Appraisal (TCACA) describes Oaklands Road as an area of 'limited merit'."

5.17. The proposed changes to the fenestration are thus considered entirely acceptable given the context.

6.0 Conclusions

- 6.1. This assessment has identified the relevant heritage constraints and appraised their significance. In this instance, the relevant heritage designation is the Totteridge Conservation Area in which the site is located. The Council's own assessment identifies Oaklands Road as an area of 'limited merit' and is listed as a 'principal negative feature' within the conservation area. Notwithstanding the duty to preserve or enhance the character and appearance of the conservation area, this part of the conservation area cannot be considered to be particularly sensitive to change.
- 6.2. Moreover, the character of Oaklands Road is one of variety with no overriding architectural style. The proposed amendments to the consented scheme will not change the overall perception of scale and massing. In this respect, the dwelling will continue to sit comfortably within the streetscene.
- 6.3. The proposed amendments to the materials palette and fenestration are not without precedent, and continues the variation seen throughout Oaklands Road. The design overall remains high quality.
- 6.4. On this basis, the proposed amendments will sustain the character and appearance of the conservation area and for this reason are considered in accordance with Development Management Policy DM06 and HC1 of the London Plan, as well as the objectives of Chapter 16 of the NPPF. The duty at section 72 of the 1990 Act can be satisfactorily discharged.