

Heritage Statement

Flat 265, Fore Street,
Edmonton N18 2TY, London Borough
of Enfield

On behalf of Sandhya Joshi of Flat 265, Fore St, N18 2TY.
March 2024

1.0 INTRODUCTION

1.1 This heritage statement has been prepared for Sandhya Joshi of Flat 265, Fore St, N18 2TY by:

Shiraz Uddin of i-kitect AID London. It relates to the proposed new staircase and stair enclosure at rear of 265 Fore Street, Edmonton, London, N18 2TY.

1.2 The shop proposed for new fascia is neither statutorily nor locally listed but is located just inside the boundary of the Fore Street Conservation Area (Figure 1).

Fore Street, Edmonton, which runs south from Church Street on the eastern side of the railway, is an historic main road leading north from London, which attracted ribbon development from the 17th century. This in turn was extensively redeveloped as the commercial and administrative core of a suburban hinterland that developed from the late 19th century. Three separate sections of Fore Street were designated a conservation area in 2002 and are referred to as: Fore Street (North) – being Lower Edmonton; Fore Street (Angel) – being The Angel, Edmonton; and Fore Street (South) – being Upper Edmonton.

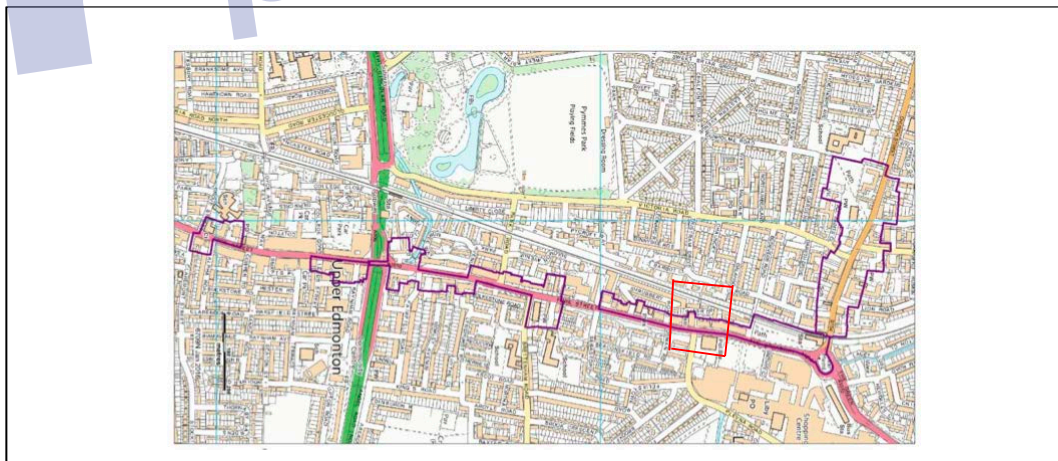


Figure 1: Proposed re-development site shown in relation to the Fore Street Conservation Area and nearby listed buildings.

2.0 RELEVANT HERITAGE POLICY AND GUIDANCE

2.1 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving the character and appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of preserving the character and appearance of the conservation area. There is a strong presumption against the grant of permission for development that would harm the special interest of the conservation area, though this may be capable of being mitigated and outweighed by public benefits.

2.2 A broadly similar duty exists in respect of the setting and significance of listed buildings under section 66(1) of the Act.

2.3 For the purposes of this assessment the preservation of the character and appearance of the conservation area and the special interest of the listed buildings equates to causing no harm.¹ Harm is defined by English Heritage as change which erodes the significance of a heritage asset.²

2.4 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

“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.”

2.5 The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

- 2.6 The NPPF requires the impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 132 to 134 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
- 2.7 Paragraph 132 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.
- 2.8 The Enfield Plan sets out a basic framework of conservation policies. Core Strategy: Policy 31 is partly about:

“Ensuring that built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context. 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;

- 2.9 Policy DMD44 of the Enfield Development Management Plan states the following:

Conserving and Enhancing Heritage Assets

1. Applications for development which fail to conserve and enhance 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 preserve 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”.

2.10 This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.



2.11 The Conservation Area character appraisal appears to contradict itself when addressing the significance of Nos. 255-269 Fore Street, the terrace located in front of the proposed re-development site, and the one presumably referred to in 1.5 above. A town-scape spatial analysis plan in the appraisal, highlights the terrace as making a “positive contribution to the Conservation Area”. However, a textual passage in the same appraisal states that the terrace is “now barely recognisable as historic with concrete tile roofs, assorted modern windows and ground floors crudely converted to shops”. The photograph in Figure 2 reinforces that view, clearly showing the front of the block as a heavily compromised version, architecturally speaking, of what the original terrace must have looked like when it was built in the mid-19th century.



Figure 2: The front elevation of Nos. 265-267 Church Street looking at the front view of the property

3.0 CONCLUSION

3.1 The proposed rear stair enclosure of Flat 265 Fore Street would alter the character and appearance of the Fore Street Conservation Area in this location but not reduce its significance. The unlisted 19th century terrace formed by Nos. 255-269 Fore Street has been heavily altered at the back, losing a lot of its historical and architectural interest in the process. The historical character of the backland behind the terrace has also already been effectively removed by the insertion of modern extensions and ancillary buildings. In this regard therefore, the proposed rear stair enclosure of Flat 265 Fore Street would not engage paragraph 134 of the NPPF.

3.2 The proposed rear stair enclosure of Flat 265 Fore Street would change the setting of the roof terrace at the rear but would not erode their significance. Paragraph 134 of the NPPF would therefore not be engaged.

3.3 The rear stair enclosure scheme is also compliant with Enfield Local Plan Core Strategy Policy 31 and Development Management Plan Policy DMD 44.