



**Brindle  
&Green**

## **Heritage Statement**

80 Church Street, Edmonton, London Borough of  
Enfield

Report Reference: BG24.125

March 2024 – REV1



**For every environment**



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environment

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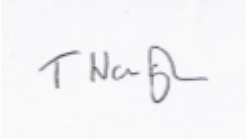
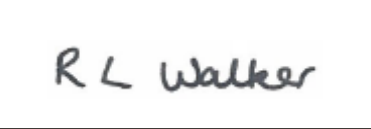
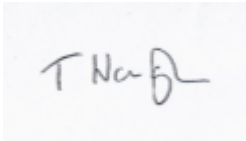
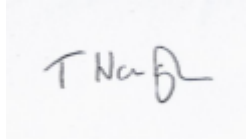
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Project site:

### **80 Church Street**

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London Borough of Enfield

N9 9PB

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# 1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by Kervan Sofrasi Ltd to compile a Heritage Statement regarding 80 Church Street, Edmonton, London Borough of Enfield. The purpose of this report was to identify any designated heritage assets (including listed buildings) within the surrounding area, establish the impact of the development on these heritage assets or their setting, and propose any required mitigation for these heritage assets. This fulfils the criteria set out in Historic England's guidance documents Statements of and Heritage Significance and The Setting of Heritage Assets. This report was prepared by Thomas Hough MSc, Head of Archaeology and Heritage.
- 1.1.2 The site is located on the southern side of Church Street, an urban road through the Edmonton area of the London Borough of Enfield. The surrounding landscape is entirely urban in all directions. The site is the subject of a full planning application for the extension of the existing restaurant. The proposed development plans can be seen within Appendix 5 of this report.
- 1.1.3 This assessment establishes that 'No Harm' is perceived to any of the designated heritage assets within the surrounding area. The proposed plans complement the existing 1930's roof form and maintain the existing features on the main façade. Although the extended restaurant building will be visible from the adjacent churchyard, the current proposals aim to implement a continuation of the existing roof form, with the massing of the completed building not anticipated to impact the appeal of the adjacent church. Throughout the wider conservation area, taking into account the built-up character of the area it is not anticipated that it would result in any diminishment any heritage value or impede the appreciation of the character of any of the heritage assets in the area.
- 1.1.4 The proposed plans have evidently been compiled with the concerns raised by the pre-app response in mind. On the understanding the proposed development proceeds under the current scope. given the lack of any perceivable harm to heritage value by the area, no further recommendations are set out at this stage.



## 2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by Kervan Sofrasi Ltd to compile a Heritage Statement regarding 80 Church Street, Edmonton, London Borough of Enfield. This assessment identifies any designated heritage assets (including listed buildings) within the surrounding area, establishes the impact of the development on these heritage assets, and establishes any required mitigation for these heritage assets. This addresses the information requirements of Historic England.
- 2.1.2 The site is located on the southern side of Church Street, an urban road through the Edmonton area of the London Borough of Enfield. The surrounding landscape is entirely urban in all directions. The site is the subject of a full planning application for the extension of the existing restaurant. The proposed development area can be seen within Appendix 5 of this report.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.

## **3 Methodology**

### **3.1 Planning Policy**

- 3.1.1 The Department for Communities and Local Government's National Planning Policy Framework (NPPF 2023), sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant to provide, as part of a planning application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.
- 3.1.2 Paragraph 200 of the NPPF states that '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'.
- 3.1.3 Paragraph 201 states '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'.
- 3.1.4 A 'heritage asset' is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- 3.1.5 A 'designated heritage asset' can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 3.1.6 Local planning policy was also consulted for the purposes of this report.

### **3.2 Information Sources**

- 3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line

with the guidelines laid down by CIfA (2014). Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment.

- 3.2.2 A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	01/03/2024
Heritage Gateway	Historic Environment Records (HERs)	1km	01/03/2024
Magic Maps	Designated heritage assets	1km	01/03/2024
National Library of Scotland	Historical maps	Site area	01/03/2024

### 3.3 Setting and significance

- 3.3.1 In determining the potential heritage impact of development proposals, ‘significance’ is defined as the value of a heritage asset to this, and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

- 3.3.2 ‘Setting’ is defined 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.

### 3.4 Assessing the significance of an asset

- 3.4.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 200).

- 3.4.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) 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’.

3.4.3 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- **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.

3.4.4 For a further definition of these 'interests' a useful reference document is Historic England's Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; 'evidential' equating to archaeological, 'historical and communal' equating to historic and 'aesthetic' equating to architectural and artistic.

## **3.5 Assessing the setting of an asset**

3.5.1 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

- Step 3 – Assess if any change to the setting identified would affect the appreciation / understanding of an asset’s significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5 – Make and document the decision and monitor outcomes.

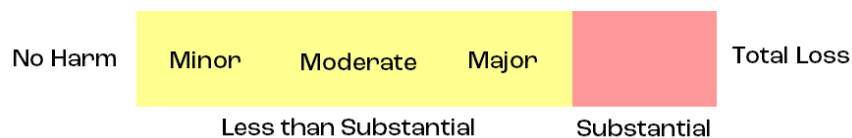
### 3.6 Assessment of Impact / Harm

3.6.1 The NPPF stipulates two levels of potential impact to designated heritage assets. The NPPF references these as ‘substantial harm’ and ‘less than substantial harm’.

3.6.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states ‘In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’ (Para 19).

3.6.3 The application of the terms ‘substantial’ and ‘less than substantial’ is made on professional judgement and experience, as the boundary between substantial and less than substantial is not clearly defined. For the purposes of this report, the level of harm to an asset will be assessed along a ‘sliding scale’, ranging from ‘No Harm, to ‘Total Loss’. Impacts to the factors contributing to an assets significance will result in increasing amounts of harm.

Figure 1. The sliding scale used for assessing harm.



3.6.4 In certain circumstances, minor levels of less than substantial harm can be considered acceptable if they are outweighed by other factors, such as public benefit.

### 3.7 Site Walkover Survey

3.7.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to understand important relationships in the area surrounding the site. A site walkover was undertaken on 21<sup>st</sup> February 2024.

### **3.8 Limitations**

3.8.1 There were no limitations to the compiling of this report.

## 4 Site Context

### 4.1 Geographical Context

4.1.1 The application site can be found at TQ 34056 93646 and comprises a restaurant on the southern side of Church Street, a main road through the centre of the Edmonton, a town in the London Borough of Enfield. The surrounding area is built up, comprising residential areas for the majority, with commercial development to the east. Some areas of open parkland area located in the wider area to the west and south.

### 4.2 Historical Context

4.2.1 Prior to the modern era Edmonton was a rural village to the north of London. The village likely originated in post-Roman Britain along the remains of Ermine Street, the Roman road extending north from London, continuing north ultimately to Lincoln and York. Historically, the village was located in the county of Middlesex, itself deriving from the 'Middle-Saxon' province of the Kingdom of Essex, which later became subsumed into the Kingdom of Wessex, and later, England. Edmonton is recorded in the 1086 Domesday Book as *Adelmetone*, deriving from the Old English for 'Eadhelms Farm'. The surrounding landscape was once predominantly covered by woodland.

4.2.2 Through the post-medieval era, woodland was cleared, and Edmonton gradually became linked to London via ribbon development along the former Ermine Street (the section through Edmonton now known as Fore Street). A desirable area in the late 18<sup>th</sup> century, the area became known for cheap housing by the late 19<sup>th</sup> century, with the establishment of industry along former marshland of the River Lea to the east. Edmonton had been extensively redeveloped through the 20<sup>th</sup> century, and was incorporated into the London Borough of Enfield by the creation of Greater London in 1965.

### Topography

4.2.3 The elevation of ground within the study area is relatively uniform at 22m above Ordnance Datum (aOD), though there is a gradual decrease in elevation to the east.

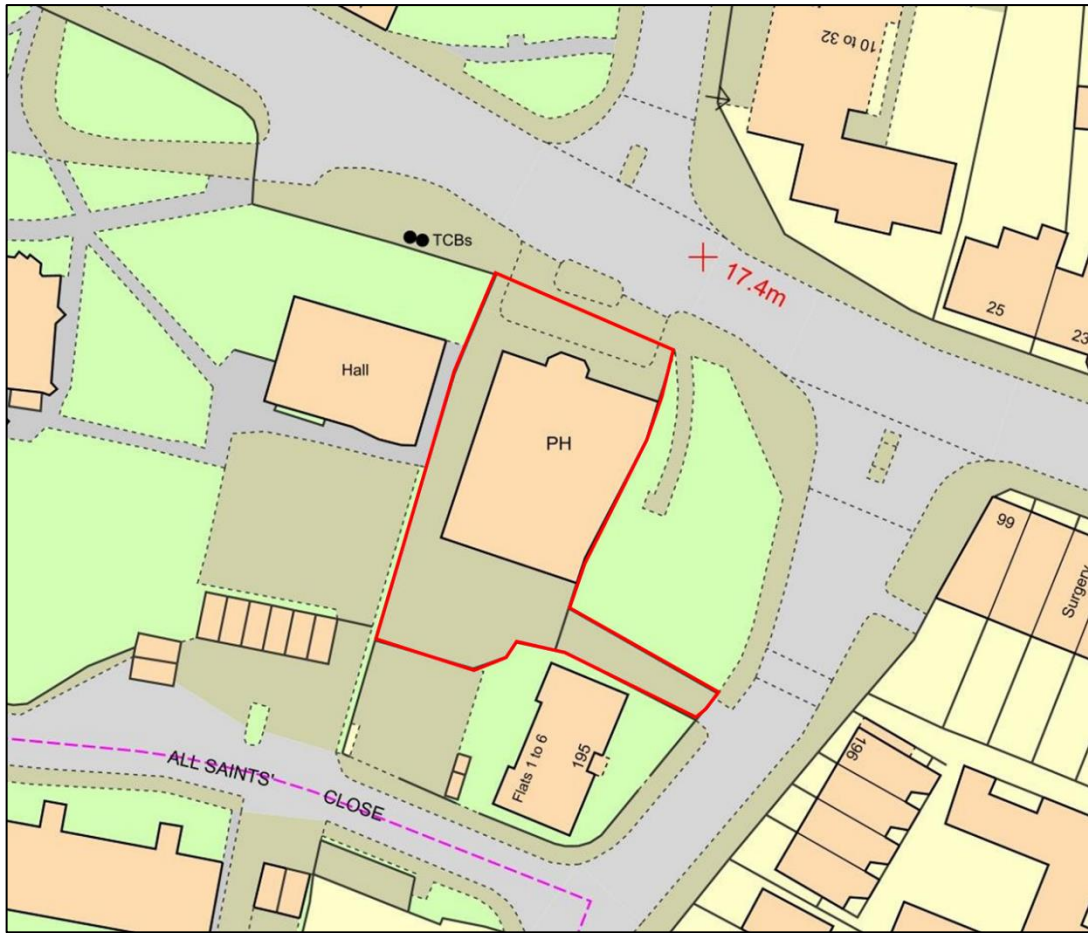


Figure 2: OS map of the project site and surrounding area. Red line boundary depicts application site.



## 5 Results

### 5.1 Designated Heritage Assets

- 5.1.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.
- 5.1.2 There are no World Heritage Sites, Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the site or within 1km of the site (Appendix 3).
- 5.1.3 The site is located within the Church Street, Edmonton Conservation Area (Appendix 3).

### 5.2 Listed Buildings

- 5.2.1 A total of fifteen listed buildings and structures are located within 1km of the site (Appendix 3), comprising two Grade II\* and thirteen Grade II structures. Details of those within close proximity to the site are detailed below in Table 2. Summary details of all listed buildings can be found within Appendix 3.

Table 2: Details of Listed Buildings within 1km of the site

Name	Date listed	Location	Reason for designation
Church of All Saints	09/04/1954	60m W; TQ 33982 93660	Grade II* church 12 <sup>th</sup> century in origin, largely rebuilt in 15 <sup>th</sup> and early 16 <sup>th</sup> centuries. Further alterations in 18 <sup>th</sup> and 19 <sup>th</sup> centuries.
The Charles Lamb Halls	23/05/1973	100m NW; TQ 33977 93729	Stone building in collegiate Tudor style, with buttresses, small angle tower and low spire. High pitched tiled roof and parapet.
19-21 Church Street	26/04/1970	60m NE; TQ 34130 93659	Pair of early 19 <sup>th</sup> century houses, three stories with attic and basement. Slated mansard roof with dormers. Stock brick with stone coped parapet.
Lambs Cottage	14/01/1950	120m NE; TQ 34194 93647	Grade II* late 17 <sup>th</sup> or early 18 <sup>th</sup> century cottage and two stories and an attic. Slated mansard roof with dormer. 19 <sup>th</sup> century stucco front with parapet. Sash windows.
Forecourt Railings and Gate to Lambs Cottage	31/01/1974	115m E; TQ 34192 93628	Wrought iron railings on brick wall, and gate with overthrow, probably early 19 <sup>th</sup> century.

Name	Date listed	Location	Reason for designation
The School	09/04/1954	140m E; TQ 34215 93592	1784. Brown brick, gabled old tile roof: 1 storey.
24, Church Street	31/01/1974	150m E; TQ3422193597	C18 cottage of red brick with renewed pantiled roof. 2 storeys, 2 windows, those on 1st floor modern casements, those on ground floor sash windows with glazing bars in box frames.
20-20A Church Street	31/01/1974	150m E; TQ 34225 93596	Circa 1800 terrace. 2 storeys, 7 windows in all. Slated roof hipped at left. Stucco with parapet front. 1st floor recessed sash windows with glazing bars.

### 5.3 Photographs



Figure 3: The Church of All Saints, view from the west.



Figure 4: The Church of All Saints, viewed from the north-east.



Figure 5: View of the building proposed for extension from the perspective of the churchyard.



Figure 6: The Charles Lamb Halls, viewed from the south-east.



Figure 7: View towards the development site, from the perspective of the Charles Lamb Halls.



Figure 8: 19-21 Church Street, a listed building.



Figure 9: Listed buildings further east along Church Street.



Figure 10: View towards the development site from east along Church Street, looking west.



Figure 11: Perspective of the Church of All Saints from south of the development site, looking north-west.

## 5.4 Historic mapping

- 5.4.1 An analysis of historic mapping resources depicts the development of the area surrounding the site for the period 1745 – 1966. The earliest of these maps is the Rocque map of Middlesex, which depicts Edmonton as a rural village north of London located along the ancient Roman road. The focal point of this settlement was centred on the junction of this Roman road (now Fore Street), which once contained an open area called ‘The Green’ (now the location of the Edmonton War memorial). The site is built upon as early as this period, presumably by residential plots.

- 5.4.2 No major change in the character of the village is depicted on the 1879 map. However, by the end of the century, ribbon development along Fore Street was gradually connecting Edmonton to built-up areas to the south. A railway was also constructed through Edmonton, separating the areas around The Green from those surrounding the church and the site. The stream through the village has also been artificially re-routed.
- 5.4.3 By the middle of the 20<sup>th</sup> century, modern residential development has entirely enveloped Edmonton, resulting in the loss of its prior village character. This was further lost by the modern day by the redevelopment of the area east of The Green with a substantial commercial development, with the location of the historic Green now the centre of a roundabout.

## **5.5 Assessment of Significance**

- 5.5.1 The site is situated within the Church Street Conservation Area, which has been appraised along with the Fore Street Conservation area to the south (Enfield Council, 2016). The Church Street Conservation Area (Appendix 3) comprises the historic part of Edmonton west of the railway line and is limited to the properties fronting onto Church Street. This area roughly corresponds to the historic extent of this part of Edmonton, though the character of this area has been intensively altered in the modern era by successive developments. The most obvious retained aspect is the All Saints Church, giving this area an open spatial character. Buildings near the church also tend to be set back from the main road. The eastern end of the conservation area features buildings directly fronting onto Church Street, resulting in a denser sense of spatial character. Overall, with the eastern end of Church Street leading to the railway and large commercial development, the character of the conservation area transitions from a suburban to urban character from the west to east.
- 5.5.2 The historic significance of this conservation area derives from individual buildings spread out through the area deriving from a variety of historic eras, including the medieval church and post-medieval dwellings retained through the area. These are interspersed with modern development of no historical significance, including the site itself, a mid-late 20<sup>th</sup> century restaurant building. Modern residential development is present immediately adjacent to the north and south of the area, and high-rise urban development is visible in the wider area from the majority of the area. In addition, the significance of some historical buildings in the area has been eroded by some ill-fitting amendment. For example, the alms houses to the west of the church have scoured brickwork and PVC windows. As such the sense of historic character is

not continuous though the designated area, it being most apparent in the vicinity of church and further to the east along Church Street. It is limited at the junction of Victoria Road to the centre of the conservation area. The restaurant itself is referenced into the appraisal document as a former public house, though no longer easily identifiable as such, with very limited historic value.

- 5.5.3 The significance of Individual listed buildings within the conservation area derives from their respective historical and architectural values. The church is 12<sup>th</sup> century in origin, with a 15<sup>th</sup> century tower and later alterations. As a church, part of its heritage value also derives from a historic value in a communal sense. Other historic buildings along Church Street date from the 18<sup>th</sup> and 19<sup>th</sup> centuries and reflect the growth of Edmonton into the modern era. The most notable of these is Lamb Cottage, dating from the early 18<sup>th</sup> century, though the features either side of this; a car park and a 20<sup>th</sup> century building emphasise how heritage significance in the area is isolated and has been eroded. The Charles Lamb Halls, opposite the church, were constructed in the early 20<sup>th</sup> century, and feature a Tudor gothic style, with a turret being a prominent feature on the junction of Church Street and Church Lane.
- 5.5.4 The Edmonton War memorial located to the east derives a significance from its communal value. This is located within the adjacent Fore Street Conservation area, with this part encompassing the historic core of Edmonton, this being the former village green. This historic character of this area has almost been entirely lost due to large-scale commercial development, with the former green now comprising the centre of a roundabout.
- 5.5.5 HER data in the surrounding area comprise recorded mainly pertaining to the medieval and post-medieval area, though a record is also present to prehistoric remains. However, with the proposals not extending beyond the current footprint of the building, the archaeological value of the site is considered low.



## 6 Assessment of Impact

### 6.1 Proposed development

- 6.1.1 The site is the subject of full planning application for the extension of the existing restaurant. The proposed development area can be seen within Appendix 5 of this report.

### 6.2 Current land use

- 6.2.1 The site currently comprises the existing restaurant building, with car parks to the front and rear.

### 6.3 Impact to Heritage Assets

- 6.3.1 The site is located within the Church Street Conservation Area with a total of fifteen listed buildings and structures are located within 1km of the site.

#### **Church Street Conservation Area and Church of All Saints**

- 6.3.2 The proposed development comprises an extension to the second floor of the southern elevation, a proposal which would notably increase the size of the building. The restaurant building is currently in visual range from the churchyard to the west, and from along Church Street to the north and east. As such, the completed extension will be easily visible from both the churchyard and throughout the conservation area.

- 6.3.3 However, the proposals should be taken into context of the built-up nature of the surrounding environment. In a more rural landscape, such an extension may have a more notable impact to the sense of space in the vicinity. However, the wider environment is built-up, featuring an urban character to the east and high-rise buildings in the surrounding landscape. There are buildings nearby of a similar size and massing, and the former rural character of the area has been substantially eroded over the prior centuries. A loss of heritage value does not justify further loss of value, however, taking into account the built-up nature of the area, it is anticipated that the extended building would not result in any further loss.

- 6.3.4 The initial pre-app response raised some concerns with draft proposals; with it perceived that a bulky crown roof would create an overbearing appearance negatively impacting the surrounding area. As such, the current proposals implement a number of changes to mitigate this. The frontage of the building will essentially be unchanged; with the symmetrical façade,

gable screen and other features retained. Parking bays have been removed from the front of the property to avoid any negative impacts to the appearance of the building. The proposed roof to the rear now complements the existing roof by continuing the same pitch of the existing roof, with lower ridge height to reduce the massing of the building where possible and the layout of windows on the elevation facing the nearby church will also be replicated on the extension. The construction of the proposed extension will be undertaken with materials matching the existing building. It is considered that these measures mitigate the concerns raised in the pre-app response.

6.3.5 The extended building is not anticipated to obscure any significant views of historic features. The extended building will be visible from the churchyard to the west, however, although the completed building will be larger in size, it is not considered that this would impede any appreciation of the church as it is not considered that the completed building would have an overbearing impact to the sense of space from when within the churchyard. The most significant aspect of the church is the 15<sup>th</sup> century tower. When viewing the church from the west, facing this tower, the extended restaurant building would be much less notable.

6.3.6 From other perspectives within the conservation area, such as from adjacent to The Charles Lamb Halls and from east along Church Street, the extended restaurant building would be within visual range. However, it is not considered that the larger building would have a notable impact to the character of this area given existing built-up development in the area and the presence of other buildings with a similar scale and massing. Overall, 'No Harm' is perceived to the character of the conservation area, the church, or other listed buildings in the area.

### **Other listed buildings and structures**

6.3.7 Given the distance from the site, and existing intervening urban development within the surrounding landscape, other listed buildings are located outside of visual range of the site. Therefore, it is not perceived that there will be any impact to the setting and therefore the significance of listed buildings within the wider area.

# 7 Conclusions and Recommendations

## 7.1 Conclusions

- 7.1.1 This heritage statement draws together available information to identify heritage assets within the vicinity of the development and assess the impact by the proposed development on these assets. It addresses the requirements set out by the NPPF.
- 7.1.2 This assessment establishes that 'No Harm' is perceived to any of the designated heritage assets within the surrounding area. The proposed plans complement the existing 1930's roof form, and maintain the existing features on the main façade. Although the extended restaurant building will be visible from the adjacent churchyard, the current proposals aim to implement a continuation of the existing roof form, with the massing of the completed building not anticipated to impact the appeal of the adjacent church. Throughout the wider conservation area, taking into account the built-up character of the area it is not anticipated that it would result in any diminishment any heritage value or impede the appreciation of the character of any of the heritage assets in the area.

## 7.2 Further recommendations

- 7.2.1 The proposed plans have evidently been compiled with the concerns raised by the pre-app response in mind. On the understanding the proposed development proceeds under the current scope, given the lack of any perceivable harm to heritage value by the area, no further recommendations are set out at this stage.

# Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

English Heritage (2008). Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage.

Enfield Council (2016). Church Street, Edmonton and Fore Street Edmonton Conservation Area Character Appraisal.

Historic England (2015). The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (2nd ed). Swindon, Historic England.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2023) National Planning Policy Framework.

## Historic Maps

Rocque, 1745

OS Six Inch, 1879

OS Six Inch, 1896

OS 1:10000, 1966

## **Appendix 2. Legislation and Guidance Sources**

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

# Appendix 3. Designated Heritage Assets

Figure 12: Details of designated heritage assets and listed buildings within 1km of the site.

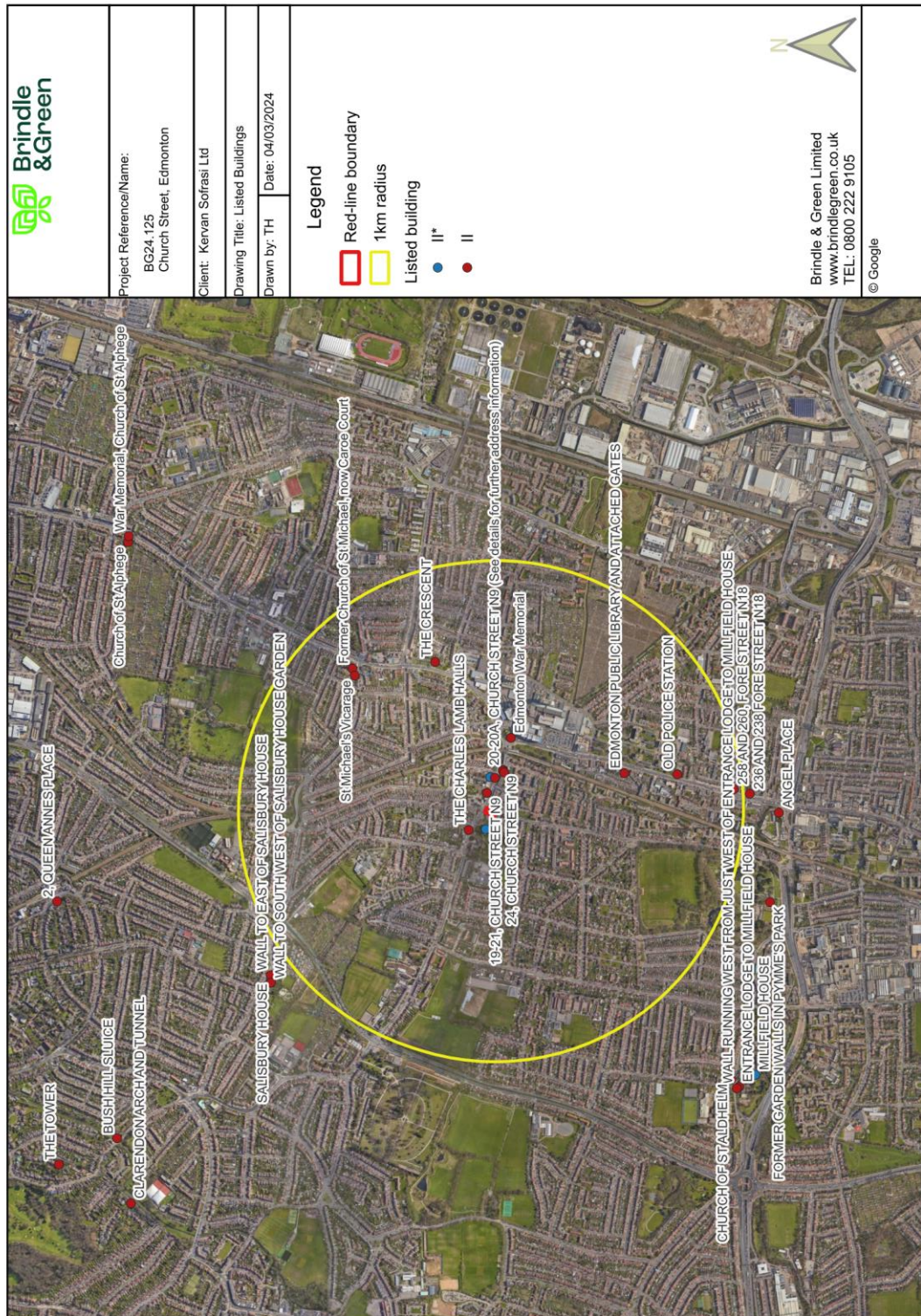
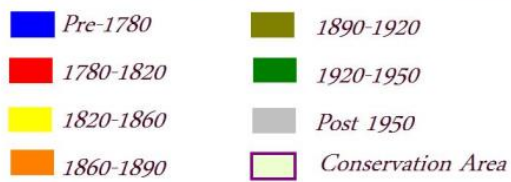


Figure 13. Boundary of the Church Street and Fore Street conservation area (site indicated by the red arrow)



*Church Street Edmonton and Fore Street Conservation Areas Character Appraisal*

*map 2: Church Street & Fore Street (North) Historical Development*



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Figure 15: Section of the 1905 OS Map



Figure 16: Section of the 1905 OS Map

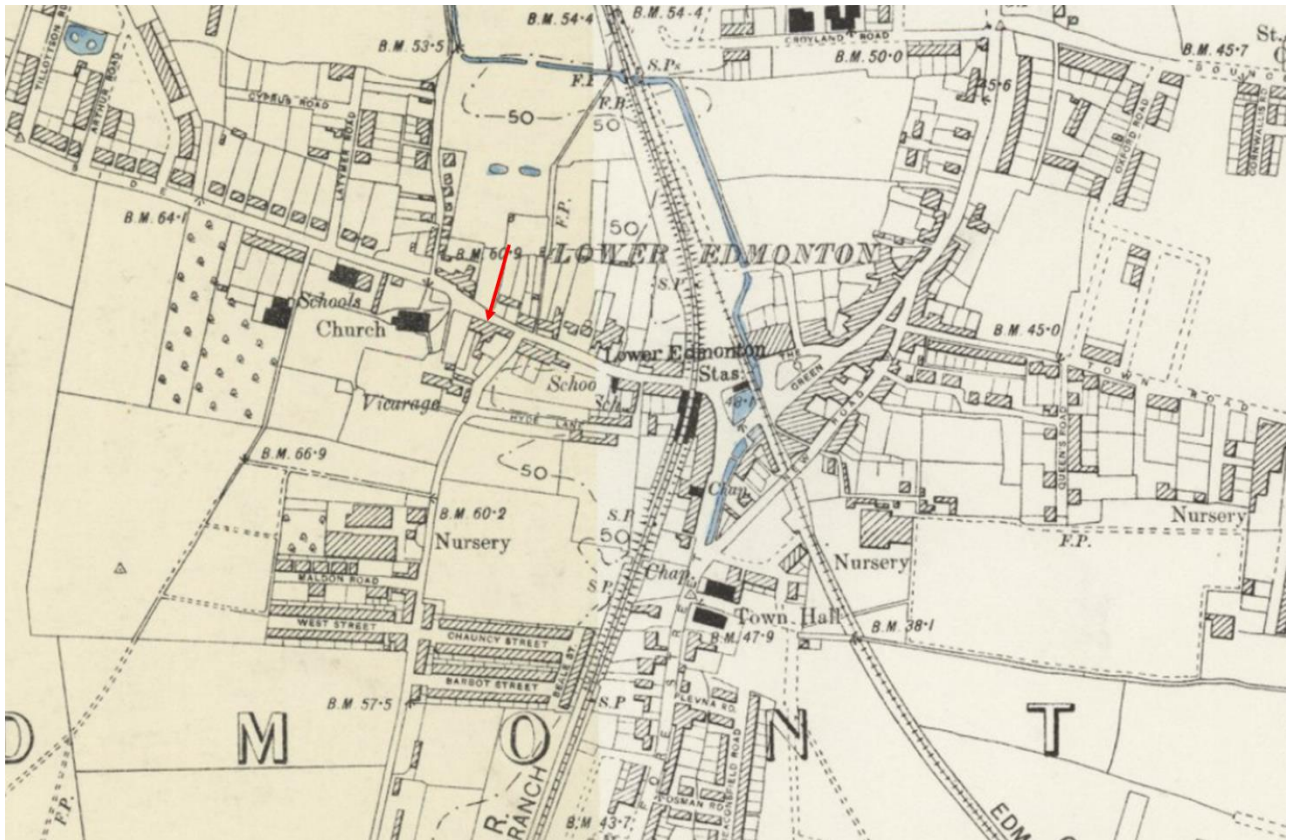


Figure 17: Section of the 1954 OS Map

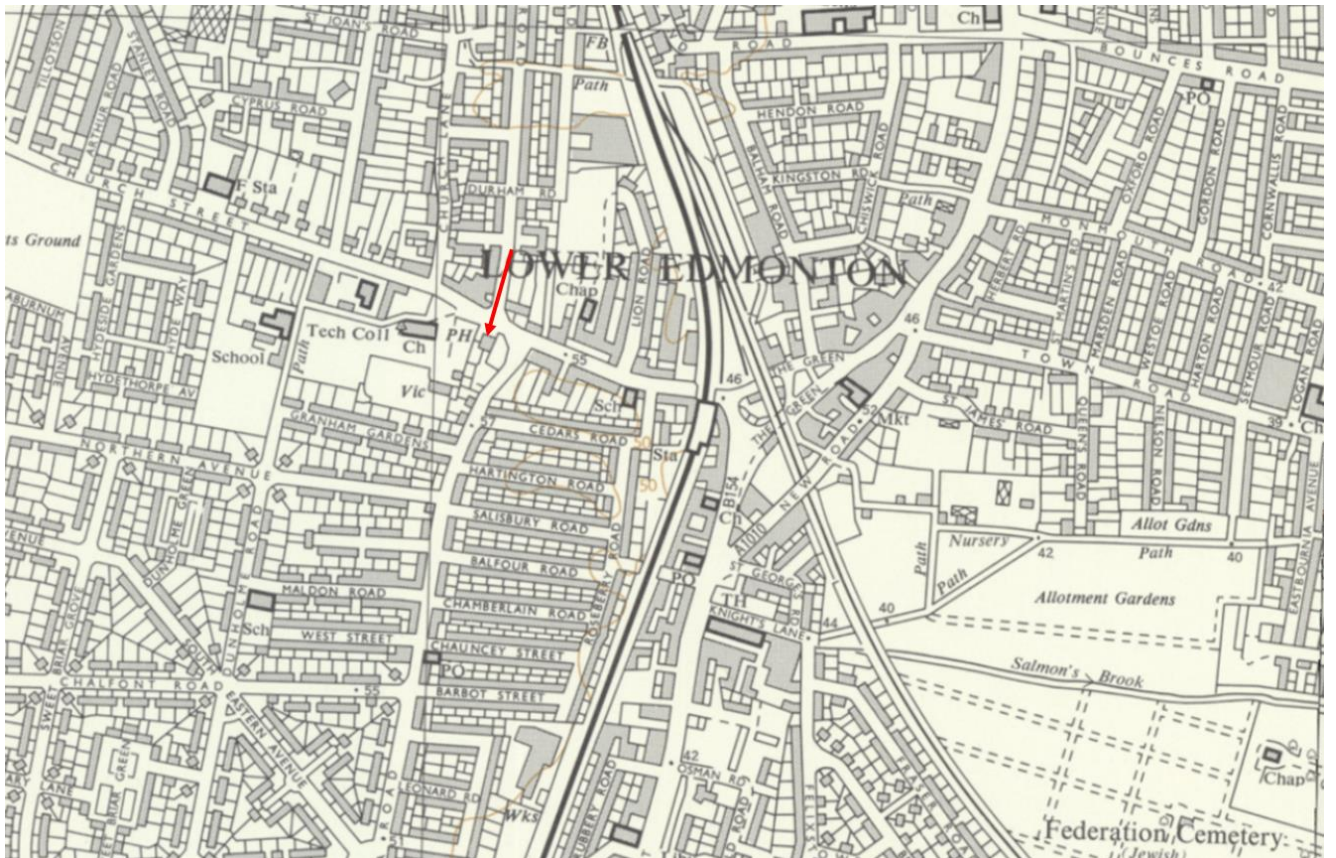
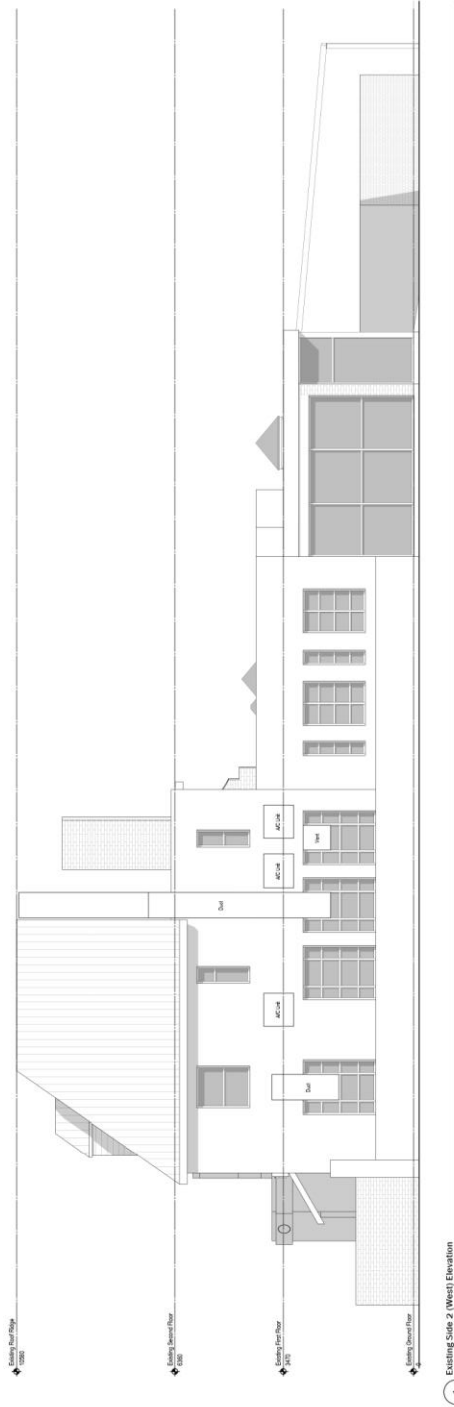
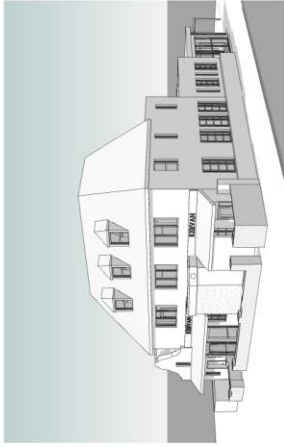


Figure 18: Section of a modern satellite image.



# Appendix 5. Proposed Plans



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Project: 170/0204  
 Date: 17/01/2024  
 Drawing: TDC082/EX240  
 Scale: Existing Side 2 (West)  
 Elevation (A1)  
 No. 1-50



