



The 2013 Placecheck identified that the Plan should be the vehicle for reaffirming the protection afforded not only to Highgate's listed buildings, but to the many fine unlisted properties – and their settings – in its conservation areas. Policies seek to respond to the principal concerns raised in the HNP consultation process. The policies are supportive of the respective Conservation Area Management Plans adopted by Camden and Haringey, which provide much more detailed and comprehensive guidance on best practice.

The Forum will encourage and support the introduction of Article Four Directions to remove permitted development rights, with particular regard to replacement windows and doors and demolition of front garden walls.

The Forum will encourage and support the introduction of Areas of Special Control of Advertisements (ASCAs) to enable better control over estate agents' boards and other signs, placards and notices.

The Forum strongly encourages and supports the Councils in enforcement action against unauthorised works in conservation areas.

3.5.3 Development and Heritage Policies

Policy DH1: **Demolition in Highgate's Conservation Areas**

Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.

The Plan seeks to preserve and enhance the conservation areas. While all proposals to demolish will be considered against tests in higher level policies, where demolition is permitted then development must positively contribute to the conservation area in which it sits. New development should not make less of a contribution to the conservation area than that which it replaces. Non-designated heritage assets are listed in Appendices 4 and 5 on the website.

Policy DH2: **Development Proposals in Highgate's Conservation Areas**

Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.



The Forum is especially supportive of requirements for applicants to submit a Design and Access statement demonstrating how a proposed development complements the character of the area. Applications which include plans and illustrations which accurately show the relationship with neighbouring properties to properly assess the impact on the streetscene are encouraged.

Original windows and doors are integral to Highgate's special character, and should be retained and repaired wherever possible. Replacements should match the originals in terms of materials, design and detail.

Original building materials, finishes and decorative details are essential to Highgate's special character and should be retained. All development requiring a Design and Access or Heritage statement should refer to Conservation Area Management Plans where relevant.

Policy DH3: **Rear Extensions**

Rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.

Haringey's emerging policy DM12 sets out requirements on the design and quality of residential extensions. However, rear gardens make an important contribution to Highgate's character and conservation areas, to the amenity of residents and to the local ecology. Rear extensions should not encroach disproportionately on these valuable assets.

Policy DH4: **Side Extensions**

Side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.

The gaps between dwellings, often providing views of mature rear gardens, are an important feature of many residential streets of Highgate and contribute positively to the conservation areas.