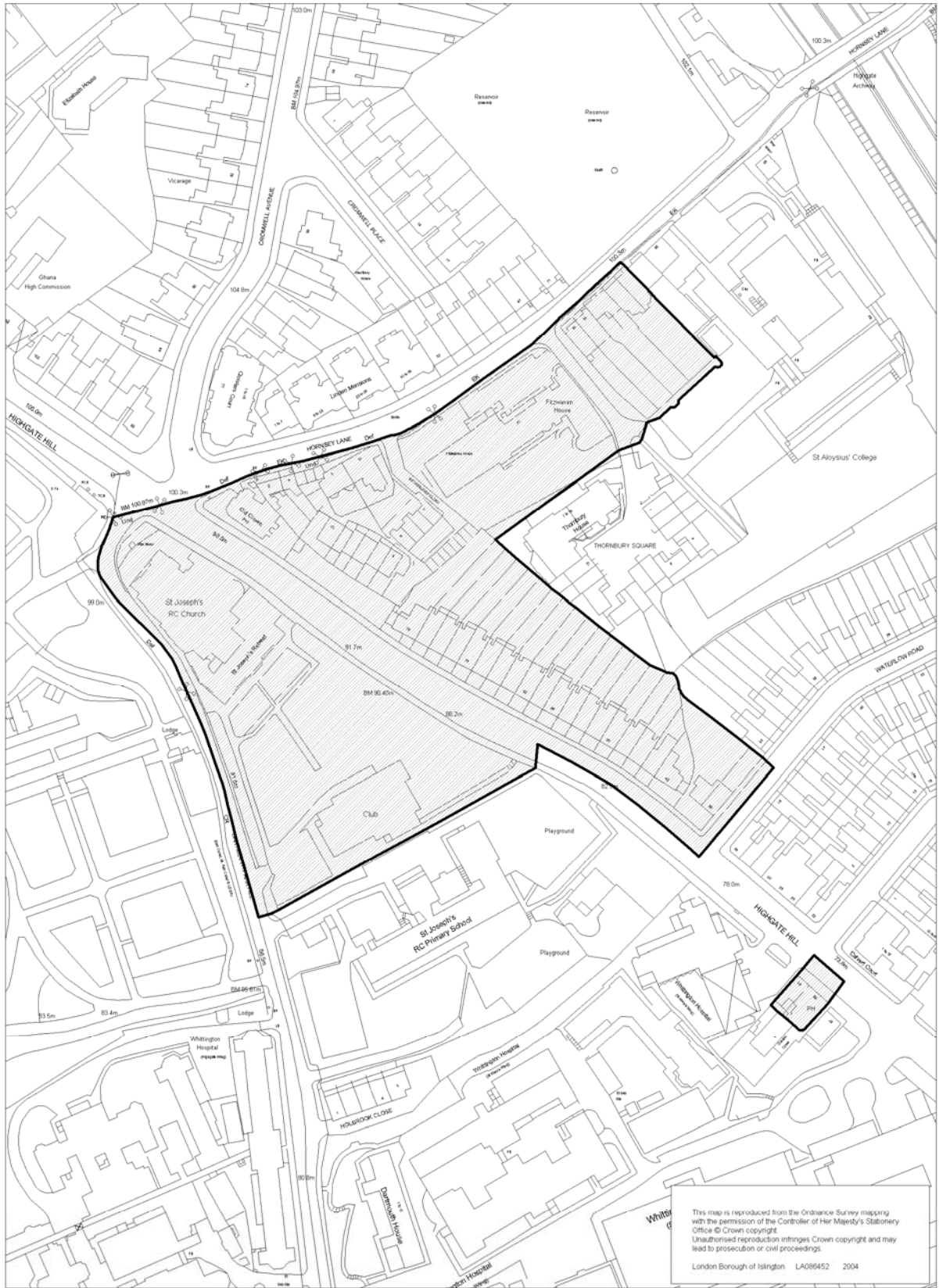


**Highgate Hill/Hornsey Lane (CA30)  
Conservation Area Design Guidelines**

**January 2002**

# Highgate Hill/Hornsey Lane (CA30)



Map Scale 1:2000

## CA THIRTY

# HIGHGATE HILL / HORNSEY LANE

- 30.1 The Council will operate special policies in the Highgate Hill / Hornsey Lane Conservation Area in order to preserve and enhance the special character and appearance of the area.**
- 30.2 Highgate Hill / Hornsey Lane is an area of special architectural and historic interest. The character of the architecture within this area varies from the Romanesque style St Joseph's Church to the late Victorian red brick terraced houses with their traditional timber sash windows. The small groups of properties along Hornsey Lane have notably fine facades. The area also has a number of large mature trees.
- 30.3 The Council will operate its land use policies so as to enhance the character and vitality of the area. Planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area.**
- 30.4 The predominant character of the Highgate Hill / Hornsey Lane Conservation Area is residential, although permission will not be granted for the over intensification of residential use in conversion schemes. There are institutional and commercial uses along both sides of Highgate Hill which provide local services and are an important contribution to the character of the area. Generally, the Council recognises that often the best use for a building is that which it was designed for and will seek to retain public houses, shops and workshops in appropriate uses which will not diminish their special interest. The removal of individual established uses within the conservation area will not be permitted where they contribute to the character.
- 30.5 The Council wishes to retain all statutory and locally listed buildings in the area together with those buildings listed below. The Council will only grant Conservation Area consent for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area. Redevelopment of buildings in the area not included below will be considered only where this improves the appearance and character of the area.**

Highgate Hill: 38, 40, St Joseph's Roman Catholic Church, St Joseph's Retreat, 89 (Whittington and Cat PH), 90 (Old Crown PH), 91

**Hornsey Lane: 2, 4, adjoining stables 8, 10, 12, 16, 18, 20, 22, 24**

- 30.6 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. It also states that the assessment of a conservation area should always note those unlisted buildings which make such a contribution. While some buildings are protected by statutory listing, there are also many other non-listed buildings which are important to the historic and architectural character and appearance of the area. The Council considers the buildings listed above to be critical to the character of the area, and their loss would reduce the historic and architectural interest of the area.
- 30.7 New development should conform to the height, scale and proportions of existing buildings and should use traditional materials.**
- 30.8 Any new buildings will be expected to use traditional materials, such as stock brick, red brick and stone dressings, stucco moulded window surrounds, timber windows and doors, and slate or tile roofs. Special regard should be given to such matters as the bulk, height and design of any proposed new development. The emphasis will be to conserve and reinforce the character and appearance of the area.
- 30.9 The Council will pay particular attention to design matters when considering planning applications. The Council will use the following policies to guide rear, side and roof extensions in the area:**
- i) new roof extensions visible from street level will only be allowed on those terraces where a significant number already exist, with the intention of eventually completing a new and harmonious roof line on these terraces. Elsewhere, roof extensions or additions visible from the street or public area will not be allowed. Where concealed roofs behind parapets exist, any alterations to the roof which are permitted must respect and retain the original butterfly profile or other original parapet line at the rear;**
  - ii) the Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite equipment at roof level where this can be seen from street level or public space, including long views from side streets;**
  - iii) side extensions will not be permitted. The existing spacing between properties must be maintained.**

- 30.10 There is a variety of existing roof forms in the area, some with exposed pitched and hipped roofs, some with parapets and hidden roofs and some with mansards and dormers. The ad hoc construction of roof extensions or the addition or insertion of dormer windows and attic windows into existing roofs can be damaging to the architectural unity of terraces and pairs of semi-detached houses. The Council considers this to be harmful to the character and appearance of the conservation area.
- 30.11 The existing spacing between properties maintains the original character of the properties and preserves the views through to rear gardens and trees.
- 30.12 Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted, unless it can be shown that no harm will be caused to the character of the area.**
- 30.13 The Council wishes to preserve the scale and integrity of the existing buildings by ensuring that extensions are subordinate to the mass and height of the main building.
- 30.14 The Council is opposed to the erection of large vent pipes on the rear elevation of commercial properties, where this is harmful to amenity. Where possible existing chimney flues should be used. Any new flues should be modest in size and painted a dark colour.**
- 30.15 Large flues and vent pipes can often detract from the visual amenity of the area. The Council will therefore seek to ensure that these are appropriately located and are of a suitable size and design.
- 30.16 New garages or car parks will not be permitted at the front or side of properties.**
- 30.17 Garages and car parks are inconsistent with the character of the area. Those in front hide the architectural features of the property and those on the side disrupt the spacing between buildings and hide back gardens and trees. The Council will also discourage the creation of additional crossovers and hardstandings for vehicles in front gardens.
- 30.18 The Council will not permit alterations to or the removal of original or traditional front boundary walls and railings.**
- 30.19 Railings and walls to front gardens and corner properties are an important feature of the street scene and contribute to the character of the area. In addition to prohibiting alterations to original features, the Council will encourage the reinstatement and maintenance of traditional designs where original features have been removed.

**30.20 The Council will seek to retain the streetscape elements listed below:**

**Hornsey Lane: Granite kerbstones outside 8 and 10,  
the three granite set crossovers to the car  
park of the Crown PH**

**Hornsey Lane: Coal holes outside of 16, 18, 22**

**Highgate Hill: Raised pavement on the west side**

30.21 The fine array of high quality architecture in this area is not mirrored in the quality and style of street furniture. Those original features listed above which do remain are especially critical. Contemporary lighting columns and railings, if not replaced by more suitable period design, should be painted black.

**30.22 The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**

30.23 Advertising hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of any building to which they are attached. The Council is opposed to the proliferation of advertisement hoardings in the area and will take action against the owners, advertisers and their agents for the removal of unauthorised hoardings.

**30.24 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**

30.25 Advertisements and signs can often detract from the visual amenity of the area. The Council will therefore seek to ensure that signs, display panels and advertisements are appropriately located and are of a suitable size and design.