LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1569 **Ward:** Highgate

Date received: 12/05/2016

Drawing number of plans: Design and Access Statement dated 11 May 2016, Heritage Statement dated 11 May 2016, SK01, SK02, 15-04-05

Address: 139 North Hill N6 4DP

Proposal: Listed Building Consent for alterations to front steps to include side cupboard doors

Applicant: Mr & Mrs M Dyke

Ownership: Private

Officer contact: Tobias Finlayson

2. SUMMARY OF RECOMMENDATION

GRANT CONSENT subject to conditions

Conditions:
1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Works to match existing
4) Hidden historic features

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Listed building consent is sought for alterations to front steps to include side cupboard doors.

3.2 Site and surroundings

139 North Hill is one of four buildings in a short terrace of late C18 or early C19 known also as Prospect Terrace. The Grade II late 18th Century Georgian terrace buildings are on three storeys with a lower ground floor, the appearance of which shows four storeys from the front elevation and three storeys to the rear. The buildings are constructed of London Gaunt bricks in a Flemish bond with a pitched slated roof behind a parapet with stone copings. The windows are recessed painted timber framed with sash windows with glazing bars. The windows to the front on the first and second floor are tripartite, under shallow segmental arches, graduating in height towards the third floor. To the front there are long flights of stone steps to timber painted doors of 6 fielded panels in pedimented

entablature surrounds, all reproductions. At basement level there are garage entrances. The site is located within the Highgate Conservation Area.

3.3 Relevant planning history

Several listed building consents and planning permission for varied alterations.

4. CONSULTATION RESPONSE

The following responses to consultation were received:

Internal:
- LBH Conservation Officer: No objection subject to conditions

External:
- Highgate CAAC: No response
- Highgate Society: No response
- Highgate Neighbourhood Forum: No response

5. LOCAL REPRESENTATIONS

No neighbouring consultation is required for this type of application.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:
- The impact of the proposed development on the listed building.

6.1 The impact of the proposed development on the listed building

Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that in considering applications for development which affects a listed building or its setting, the local planning authority 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.
London Plan 2015 policy 7.8 'Heritage Assets and Archaeology' requires developments affecting "Heritage Assets" to conserve their significance. Saved UDP 2006 policy CSV4 requires development affecting a listed building to preserve or enhance the historic character of the building.

The NPPF is a material consideration and under paragraph 128 it states that applicants are required to describe the significance of any heritage assets affected and the impact of the development.

The Council's Principle Conservation Officer has no objection to the proposal and the works are would not cause any harm to the significance of the listed building.

6.2 Conclusions

All other relevant policies and considerations, including equalities, have been taken into account. Listed building consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

No increase in internal floor area is proposed and therefore the proposal is not liable for either the Local or Mayoral CIL charge.

8. RECOMMENDATION

GRANT CONSENT subject to conditions

Registered No. HGY/2016/1569

Applicant's drawing No.(s) Design and Access Statement dated 11 May 2016, Heritage Statement dated 11 May 2016, SK01, SK02, 15-04-05

Subject to the following condition(s)

1. The works hereby permitted shall be begun not later than 3 years from the date of this consent.

   Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The approved plans comprise drawing numbers:

   Design and Access Statement dated 11 May 2016, Heritage Statement dated 11 May 2016, SK01, SK02, 15-04-05

   The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

   Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.