



For the attention of Matthew Gunning

**42 Southwood Lane N6 5EB
Listed Building Consent Ref. HGY/2022/2556**

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee (HBCC) reviews planning applications relating to important historic buildings and seeks to ensure a sustainable future for vital aspects of London's built heritage.

HBCC has studied and discussed the application supporting documents and wishes to make the following comments. We endorse a lot of what the Highgate Conservation Area Advisory Committee has to say about the proposals in its detailed response and for this reason wish to focus on two aspects.

The proposed replacement of the sash windows in the front elevation with double-glazed versions gives cause for concern. The submitted Heritage Statement claims 'Most of the sashes are presumably modern' (page 7), a deduction based on planning consent being granted and work then undertaken in 1976 to enlarge three window openings in the front elevation. The 1975 photograph reproduced as Figure 4 in the Heritage Statement, however, appears to show the existing sash window at ground floor level, which hence can be considered historic fabric (this accords with the further statement on page 16 of the same document that 'most [but not all] of the sashes in the front elevation are modern'). The loss of this window, therefore, should be avoided, especially since no evidence is provided for the existing window to be in a state of poor repair, such as might justify its replacement. Secondary glazing has been used already in the property (see Design & Access Statement, Page 6 Figure 23) and thus consideration should be given to it as an alternative to window replacement, yet there is no evidence for this presented in the application documents.

We are also concerned about the proposed relocations of elements of existing fireplaces in the lower ground floor rear room and first floor front room to the at-present incomplete fireplace in the lower ground floor front room. Listed buildings are not a collection of elements that are able to be moved and reassembled to satisfy the whims of an owner; statutory listing exists to protect the integrity of their historic built forms. So it is that each fireplace within No. 42 tells its own story of change over time. The restoration of an incomplete fireplace is commendable when existing historic elements are retained in situ; the proposed approach of creating one

composite “original” fireplace using various pieces from various locations within the property would cause undue harm to the fabric of the listed building.

There are several commendable aspects to the proposed development at 42 Southwood Lane, but the above-mentioned aspects fall short of acceptability, and they do not pass National Planning Policy Framework paragraph 202’s test of yielding public benefits that outweigh the harm that would be caused to a designated heritage asset. Consequently, HBCC believes that the proposals require some modification before the development can proceed. This could be done either by the applicant revising and resubmitting their plans, or else Haringey could secure the retention of the existing ground floor front sash window and historic fireplace elements in situ through the imposition of suitably worded planning conditions.

Vicki Fox

Hon. Secretary, LAMAS Historic Buildings & Conservation Committee

4 November 2022