

Officer's Report

Application Number	HGY/2022/2545
Type	Full planning permission
Location	Second Floor Flat, 32-34, Highgate High Street, London, N6 5JG
Proposal	Installation of new conservation roof lights.
Case Officer	Ben Coffie
Valid Date	22/09/2022
Applicant	Anton Bielecki
Agent	Anton Bielecki

RECOMMENDATION

Refuse

1. REPRESENTATIONS

Local representations

1.1 The application has been publicised by way of a press notice, a site notice displayed in the vicinity of the site, and letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Supporting: 0

1.2 A summary of concerns raised against the proposal which relate to planning considerations are detailed below:

- Construction noise and disturbances – Officers comments: should this application be approved an informative would be added to advise the applicant to control the level of construction noise as a result of the development.

1.4 Other concerns are raised which stem from previous alteration works which the objector has detail to have had negative impacts to their human rights, mental health, infringement, threats and attacks to investors, work, employees and business etc are not considered planning matters and would not be considered in the assessment of the proposal.

Internal/External consultation

1.3 Historic Environment Team – To conclude, the proposals would fail to preserve the special interest
of the listed building.

1.3 Highgate CAAC – In summary, this application would result in an unsympathetic plan not reinstated as claimed; much history being lost; and raised ceilings and rooflights would destroy the character and historic appreciation of this property.

2. REASONS FOR REFUSING PLANNING PERMISSION

Site and surroundings

2.1 The proposed development site (the Site) is the Grade II listed 24-40, Highgate High Street (List Entry Number: 1358868). It is also located within the Highgate Conservation Area.

2.2 The listing describes the Site as: 2. Row of C18 3 storey, 2 window buildings with alterations, mostly stock brick but No 22, 24, 38 and 40 are stuccoed. All have parapet fronts, mostly concealing roofs although an occasional high pitched tiled roof may be seen. Sash windows, mostly with glazing bars. Nos 32-36 have moulded stucco architraves, those of Nos 32 and 34 being segment headed and shouldered. These numbers also have 2nd floor band. On ground floor shops. No 24 early-mid C19, No 26 late C19, No 28 modern, No 30 late C19, Nos 32 and 34 modern, Nos 36 and 38 early C20, No 40 modern. Included for group value.

Proposed development

2.3 Full Planning permission is sought for the installation of new rooflights. to facilitate the internal changes to the building being sought in the corresponding application for Listed building consent (Ref: HGY/2022/2546) for changes to the floorplan, removal of carpet for the restoration of floorboards. The development will incorporate the installation of conservation five roof lights added, ceiling heights raised in new living Room, relocation of principal bedroom, new internal openings in new Living Room, new laundry/boiler area created, boiler moved, kitchen larder over stairs extended.

Relevant Planning and Enforcement history

2.4 HGY/2021/3265 - Listed Building Consent for the display of aluminium built-up lettering to be externally illuminated via trough light and fixed to existing façade, display of pinned-off lettering fixed to existing façade and application of half-height plain frosting, as well as removal of existing louvre and replacement with timber stall riser, and installation of new timber louvres within existing frontage.

Design and impact of the character and appearance of the Grade II listed building and conservation area

2.5 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary

materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

2.6 As noted above the host property forms part of a Grade II listed building and in a conservation area as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

2.7 The 1990 (LBCA) Act requires local planning authorities to "have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest".

2.8 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

2.9 The requirements of Local Plan policy SP12 'Conservation' and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
 - Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
 - Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
 - Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.
- The requirements of Local Plan policy SP12 'Conservation' and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

2.10 With regards to the above planning policies, the proposed installation of five rooflights is considered unacceptable in that it would represent uncharacteristic and incongruous additions to the roof. Whilst there are some rooflights on other properties in the terrace, the roofscape of the properties in the terrace are largely unaltered, therefore the proposed rooflights would create a cluttered appearance which is visually jarring. Consequently, the rooflights would fail to preserve the architectural interest of the listed building and the conservation area.

2.11 With regards to the NPPF, the level of harm would be less than substantial, Paragraph 202 being relevant.

Conclusion

2.12 Overall, the proposals would fail to preserve the special interest of the listed building, contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would also fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development would fail to accord with the relevant policies of the London Plan 2021 and the NPPF.

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

RECOMMENDATION

Refuse Planning permission.

Refusal Reasons:

The proposed works are inappropriate to this listed building and would thereby undermine its special architectural or historic interest inconsistent with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would also fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017.