

LISTED BUILDING CONSENT

DESIGN AND ACCESS, HERITAGE ASSESSMENT TO REPLACE ROOF MATERIALS WITH MATCHING MATERIALS AND SALVAGING AND REUSING SLATES



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47 NORTH ROAD HIGHGATE N6 4BE

1.0 BACKGROUND TO PROPERTY:

1.1 The property is a grade II listed building located in the Highgate Conservation Area. The owners of the property commissioned JLA Building Contractors to assess the roof as the property has been subject to continual leaks despite historic repairs. The report by JLA Building Contractors Ltd concludes that to maintain the fabric of the building internally from further damage piecemeal repairs would not be sufficient and therefore a replacement of roof coverings would be the best option for this listed building where best possible salvaging slates and roof tiles for reuse.

2.0 THE APPLICATION PROPERTY AND LISTING

2.1 The application site is situated on the western side of North Hill almost opposite Highgate School. The site is also located in the Highgate Conservation Area and is surrounded by historic buildings. As can be viewed from the listing details the property was built as one house and now contains two properties. No.47 is a particularly attractive C18 century 3 storey building. The roof is not mentioned in the listing, however it sits discreetly behind the raised parapet of the house and cannot be seen from the street. The parapet can be seen in the photographs in the report by JLA Building Contractors.

2.2 The property is highlighted in The Highgate Conservation Area Character Appraisal (2013) which states at Section 4.4.54 Nos 47 and 49 are late 18th Century Houses, three storeys in height. They are faced in stock brickwork with a stone coping to the parapet.

4415 NORTH ROAD N6 (West Side) Highgate ----- Nos 47 & 49
TQ 2887 40/206

II

Late C18 house of 3 storeys, 4 windows, now as 2 dwellings. Stock brick with stone coped parapet, tall proportions. Gauged flat brick arches to recessed sash windows with glazing bars. No 47 has C19 door of 2 fielded panels, with cornice head and blocked fanlight, in reproduction pedimented doorcase. No 49 has modern 6 panel door with cornice head and blocked fanlight under round gauged brick arch.



Figure 1 Aerial photograph of roof scape (application property with red dot)

3.0 PLANNING POLICY BACKGROUND

3.1 National and Regional Guidance is provided through the NPPF 2021 and the London Plan 2021.

3.2 Haringey Council Local Plan includes the Development Management DPD Local Plan adopted July 2017.

The most relevant policy is Policy DM9: Management of the Historic Environment Haringey's Heritage Assets

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- b Character appraisals and management plans or other guidance, where they are available;
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
- e The desirability of securing a viable use for a heritage asset consistent with its conservation;
- f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change;

4.0 THE PROPOSALS AND JUSTIFICATION:

4.1 In this case, a professional assessment has been made of the existing roof structure. A full description of the works is given in the assessment of the roofing condition. The individual elements that make up the roof including flooring the slates and ridge tiles require replacement where possible individual slates and ridge tiles will be retained for reuse. In order to carry out the works to the floor of the roof the slates need to be removed to allow access to all parts of the roof to ensure the scheme is watertight. Therefore all roofing components need to be removed.

4.2 The asphalt as shown in the photographs on the roof has clearly come to the end of its reasonable working function, it cannot be repaired and therefore a complete replacement of this element matching original materials is the best course of action... As the report mentions in order to carry out this replacement the ridge tiles and slates need to be removed. The assessment is that a large number of these elements require replacement and however where possible original will be reused.

4.3 Evidence in the assessment shows damage taking place to the main house from existing and historic roof conditions. The replacement and repairs to the roof will ensure the listed building remains in good condition for the next century.

4.4 The replacement materials would match those original used and therefore this can be regarded as a reinstatement of the original form and also a preservation of the listed building consistent with Policy DM 9