



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/4251
Date: 06/01/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Boundary Wall To Graveyard, Highgate School, North Road, Hornsey, London.

Built Heritage Advice pertaining to an application for: Repairs to boundary wall including structural elements to ensure safety. Redecoration and repair of railings. Installation of movement monitoring.

The proposed development site (the Site) is the Grade II listed Boundary Wall to Graveyard of Former Highgate Chapel (List Entry Number: 1346211), which is located in Sub Area 1 (Village Core) of the Highgate Conservation Area. It is also located in close proximity to several heritage assets including the Grade II listed War Memorial at Highgate School (List Entry Number: 1346210), the Grade II listed Highgate School Chapel (List Entry Number: 1084325), the Grade II listed Highgate School, Old School Building (List Entry Number: 1263619), all of which have the potential to be impacted through change within their setting.

In statutory terms, the significance of the heritage asset is recognised by its designation as a Grade II listed building, reflecting its 'special interest'. Paragraph 199 of the National Planning Policy Framework (NPPF) states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The listing describes the heritage asset as:

Boundary wall to graveyard, sixty metres long. Eighteenth and early nineteenth centuries, with patching to Southwood Lane. Stock brick, with gate facing Highgate High Street. The Southwood Lane frontage is higher, as the land falls away, and includes thirty metres of early nineteenth century cast-iron railings, square with spear tops and classical urns. The wall is attached to Highgate School chapel (q.v) and makes an imposing contribution to the centre of Highgate village.

The Site makes a positive contribution to the setting of the identified nearby heritage assets and the Highgate Conservation Area.



The proposals are welcome and are considered to enhance and better reveal the significance of the heritage asset.

The submission of a detailed Schedule of Works, repair specification, and the proposed provision for sampling and recording negate the requirement for any planning conditions, from a built heritage perspective.

There are no objections to the proposals.

Yours sincerely,

Samantha Pace BA (Hons) MSc IHBC
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter