

Officer's Report

Application Number	HGY/2022/2722
Type	Listed building consent (Alt/Ext)
Location	Chapel, Highgate School, North Road, London, N6 4AY
Proposal	Listed building consent for works involving the localised rebuilding of the low-level brick wall, stone copings and repairs to the iron railings and gates, following damage caused by a vehicle impact.
Case Officer	Sarah Madondo
Valid Date	27/09/2022
Applicant	Mr John Clayton
Agent	Mr John Clayton

RECOMMENDATION

Approve with Conditions

Proposed development

Listed building consent for works involving the localised rebuilding of the low-level brick wall, stone copings and repairs to the iron railings and gates, following damage caused by a vehicle impact.

Site & Surroundings

Highgate School is a Grade 2 listed building positioned in the centre of Highgate. The prominent school house and chapel buildings were constructed in 1867, with the origins of the school dating back to 1565. The area is a mixture of traditional Victorian architecture alongside more contemporary structures providing multiple building uses, including residential, retail, pubs and restaurants as well as the educational buildings that form Highgate School. The Victorian chapel and school house are constructed from traditional red clay facing brickwork with sandstone detailing around window openings, arches and at the roofline. The steeply pitched roofs are covered with traditional slate. The site is located in Highgate Conservation Area.

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Impact on Listed Building / Conservation Area

As noted above the subject property is a Grade II listed building and 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.

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" (Sections 16 (2) and 66(1), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72).

The requirements of Local Plan policy SP12 'Conservation' and adopted Policy DM9 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building

Permission is sought for the The proposal the reinstatement of the railings and boundary wall back into its pre-loss condition, using the same materials as were originally in place. The metal railings have been 3D laser scanned to ensure all replacement parts can be cast using new grey iron to exactly match the original elements. The masonry wall and coping stones are to be rebuilt to the exact dimensions as were originally present, ready to receive the replacement section of railings. The wall is to be pointed using a hydraulic lime in the same colour and profile as the remaining sections of the wall.

The Conservation Officer was consulted and advises that the proposed works are acceptable from the heritage conservation standpoint and the application is fully supported. Therefore, overall it is considered that proposed materials would be traditional and would be like to like, therefore will not negatively impact the character or appearance of the building or harm its significance.

In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would have no impact on the significance of the listed building and would be considered necessary to preserve the building for a sustainable future use. As such, the works would preserve the original character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. The scheme is, therefore, acceptable in compliance with the above policies.

The proposal is therefore considered to preserve the character and appearance of the house and of the Highgate Conservation Area . The proposed development is considered to comply with Policy DM1 and DM9 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017) and Policy HC1 & HC2 of the London Plan 2021.

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions

- 2 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 HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

- INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.