

Officer's Report

Application Number	HGY/2022/4251
Type	Listed building consent (Alt/Ext)
Location	Boundary Wall To Graveyard, Highgate School, North Road, London
Proposal	Repairs to boundary wall including structural elements to ensure safety. Redecoration and repair of railings. Installation of movement monitoring.
Case Officer	James Mead
Valid Date	29/11/2022
Applicant	Ms Sam Neal
Agent	Aimee Felton

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Conservation Officer: No objections to the proposals. The site makes a positive contribution to the setting of the identified nearby heritage assets and the Highgate Conservation Area. The proposals are welcomed 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.
- Greater London Archaeology Advisory Service (GLAAS): No further assessment or conditions are necessary. The wall is located in an Archaeological Priority Area and is adjacent to a cemetery, but no below ground works are proposed, and therefore there will be no impact on archaeological remains of significance.
- Highgate Conservation Area Advisory Committee (HCAAC): Object to the application. The Heritage Statement and Schedule of Works has been considered, and subject to the below, the proposed works are appropriate. Unlike the setting of the proposed works to the Bank, the green setting of the graveyard warrants the choice of invisible green paint for the railings. There are extreme concerns that no reference has been made to the health and safety aspects of what is being proposed. Whilst the schedule of works refers to the need for care in respect of the graves, there is no mention of the risk to operatives and the general public of exposure to diseases. It is an extremely difficult operation which needs to be fully considered by the Council to protect not only those working on site, but also the general public. The application should not be granted until such time as this serious health and safety concern has been addressed and consulted upon.
- Highgate Neighbourhood Forum: There is no Arboricultural Impact Assessment or Method Statement. While the wall 'makes an imposing contribution to the centre of Highgate Village', so do the trees. A way should be found to preserve both trees and the wall. There should be an informed consultation between the Tree Officer, a specialist civil engineer and the Conservation Officer.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING LISTED BUILDING CONSENT

4.1 The application site comprises the boundary wall to the graveyard at the former Highgate Chapel and this wall is grade II listed. The wall extends to approximately 60 metres in length and wraps around the corner of Highgate High Street with Southwood Lane. The wall has elevations facing onto both of these routes and sits directly adjacent to the pavements. There are three grade II listed buildings/structures within the land enclosed by the wall, including: the Tomb of Thomas Causton, the Highgate School Chapel and the War Memorial of Highgate School. On the opposite side of Southwood Lane there are also several grade II listed dwellings. The site is located within the setting of the Highgate High Street, with a variety of uses present in the locality. To the north there are buildings associated with Highgate School. The site is situated within the Highgate Conservation Area and is also in an Archaeological Priority Area.

4.2 The planning history of the site has been taken into account when coming to this decision.

4.3 The listed wall is leaning and bulging in several areas, with some cracks visible. Furthermore, there is significant evidence of missing and damaged brickwork, as well as missing pointing. The defects of the wall are generally attributed to a lack of maintenance and possibly the impacts of adjacent trees/vegetation. The railings are generally in good condition, however there is some rusting evident and a few of the rails are bowed. The Heritage Statement advises that repairs, particularly to the brickwork, should be undertaken immediately to avoid further deterioration and the need for more extensive repairs.

4.4 Localised repairs are proposed to the brickwork of the wall. The submitted Schedule of Repairs outlines that damaged bricks are to be removed, and then where possible repaired, before being reinstated. This approach will ensure that historic fabric is re-used, where appropriate, and this is supported. In areas where bricks are beyond repair or there are missing bricks, it is proposed to install salvaged/reclaimed bricks. In certain areas, the plinth of the wall is proposed to be re-built in salvaged brickwork. Loose or inappropriate pointing is intended to be repointed in lime mortar. The addition of new bricks and the repointing of existing brickwork are considered acceptable, as these works will elevate the current deteriorating appearance of the wall. However, a condition is attached requiring details/samples of the new brickwork, in order to ensure that the bricks used are reflective of the character of the listed wall. There are also tree roots and vegetation present within the wall and on the faces of the wall. It is proposed to treat and remove such vegetation from the wall. The brickwork of the wall would then be stitched together. Details of the root treatment have been provided in the Schedule of Works and images of the areas to be stitched together have been supplied. The Conservation Officer is content with the method used for these works and it is considered that the historic fabric of the wall would be protected.

4.5 The copings along the top of the brick wall are generally in sound condition. However, where these have been chipped/cracked mortar repairs are proposed. Some of the copings are loose and it is proposed to re-bed these into the wall, with lime mortar. Where coping is missing, it is intended to install new coping. Again, these works would retain the character of the listed wall. However, any new coping added must match the appearance of the wall. Therefore, a condition is attached requiring any new coping to match the existing wall.

4.6 A large stretch of the wall incorporates railings above the brickwork. These railings are generally in good condition, however some are bowed. It is proposed to straighten several of the railings and these works would enhance the appearance of the wall. Where any replacement railings are required, these would be formed in wrought iron to match, which is appropriate. The

railings are proposed to be re-painted in an invisible green and this finish is complementary to the historic appearance of the wall. The works to the railings would retain the historic character of this heritage asset.

4.7 It is identified in the Heritage Statement that bays 1 to 3 of the listed wall (Southwood Lane Elevation) are bulging and there are historic indications of movement. However, no recent monitoring results have been collected to indicate whether this movement is ongoing. Noting this, the application proposes to install monitoring on this section of the wall covering a period of 18 months. This monitoring will assist in understanding any movement within the wall and determine whether any further repairs are required. This monitoring is supported, as it will enable an understanding of what (if any) future works are required to protect the listed wall. As such, the monitoring is encouraged, as it seeks to preserve the historic character and structural stability of the listed wall.

4.8 An objection has been received from the HCAAC and this raises concern regarding the health & safety aspects of the proposals. The HCAAC highlight the existence of the graves adjacent to the wall and comment on the possible exposure to diseases for operatives and members of the public. This objection is noted, however health & safety is not a material consideration for a listed building consent application. Instead, health & safety is covered by other legislation. Regardless of this, no ground works are proposed, only works of repair to the existing wall are part of this application. Therefore, the ground of the cemetery would not be disturbed. The GLAAS have also not objected to the scheme, noting that below ground works are not proposed. Furthermore, the Schedule of Works and the Structural Engineer Report both comment on the proximity of the wall to the graves. These documents outline that the proximity of the graves has restricted the type of repairs that can be undertaken. In addition, the Schedule of Works notes that the proposals must not infer, move or disturb the graves in anyway. Therefore, the applicant is aware that works must be undertaken, with due regard to the proximity of the graves.

4.9 The Highgate Neighbourhood Forum have raised concern regarding the lack of an Arboricultural Impact Assessment (AIA). However, this is a listed building consent application, and as such only relates to possible impacts on a listed building (i.e. the listed wall). Effects on trees cannot be considered as part of the assessment of a listed building consent application. Regardless of this, excavation within the root protection areas of the trees is not proposed. The submission documents do refer to pollarding of the trees, however these works fall outside of the scope of this application. Instead, an informative is attached to this consent advising the applicant of the need for consent for works to these protected trees.

4.10 Overall, it is considered that the works to the wall would respect and maintain the historic character of the heritage asset, while supporting the retention of this listed wall going forward. It is accepted that there may be some minor loss of historic fabric, particularly where localised bricks are beyond repair. However, this minor impact is considered to be outweighed by the structural strengthening of the wall and the enhanced appearance of this heritage asset. As such, the scheme would not harm the historic character of the listed wall and the special interest of this heritage asset would be preserved. The proposals would comply with Policy HC1 of the London Plan (2021), Policy SP12 of the Haringey Local Plan, Policy DM9 of the Development Management DPD (2027) and Policies DH2 & DH6 of the Highgate Neighbourhood Plan (2017).

4.11 All other relevant policies and considerations, including equalities, have been taken into account. Listed building consent should be granted for the reasons set out above.

GRANT LISTED BUILDING CONSENT, subject to conditions.

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: In order to ensure the works are carried out in accordance with the approved details.
- 3 The works shall be carried out in full accordance with the submitted Schedule of Works (Donald Insall Associates, Rev 2, dated: November 2022).

Reason: In order to safeguard the special architectural and 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.
- 4 Prior to commencement of works, details and samples of new brickwork intended to be used shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to safeguard the special architectural and 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.
- 5 All new works and works of making good to the retained fabric 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 and 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: Tree Works**
The applicant is advised that approval of this listed building consent does not give permission for any tree works. An application for tree works can be made at: <https://www.haringey.gov.uk/environment-and-waste/nature-and-conservation/trees/tree-preservation-orders-tpos#carrying-out-work>
- **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.

- **INFORMATIVE: Land Ownership**
The applicant is advised that this consent does not convey the right to enter onto or build on land not within his ownership.
- **INFORMATIVE: Proactive Statement**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.