

LISTED BUILDING CONSENT

DESIGN & ACCESS and HERITAGE STATEMENT: ASSESSMENT TO REPLACE CURRENT FLOOR MATERIALS WITH SIMILAR MATERIALS WITHIN GRADE II LISTED PROPERTY



Property address: 2 Southwood Lane, Highgate, N6 5EE

Latitude: 51.5713 / 51°34'16"N

Longitude: -0.149 / 0°8'56"W

1.0 BACKGROUND TO PROPERTY:

1.1 The property is an early 18th century, Grade II listed building located in the Highgate Conservation Area on Southwood Lane (east side) and backing onto the Highgate Bowl. The owners of the property propose to change the existing floor materials in the kitchen/dining area whilst maintaining the character of the building, which need replacing due to aesthetics requirements and wear and tear of the current, such as chips and cracks.

2.0 THE APPLICATION PROPERTY AND LISTING

2.1 The application site is situated in the heart of Highgate Village, opposite Highgate School. The site is also located in the Highgate Conservation Area and is surrounded by historic buildings of architectural merit, topography and green open spaces.

According to Highgate Conservation Area's Character Appraisal and Management Plan, 2013, No.2 forms part of an important group of 18th and early 19th century yellow and red brick listed buildings that vary considerably in height, form and detailing.

The dwelling was built as one house and now contains two properties, 2 and 2A when they were separated in 1977. The property in question is a beautiful 18th century 3 storey building with an abundant of character. The kitchen and dining area is located within the basement of the property.

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 consultation has been carried out and no risks were found in replacing the current stone floor tiles with a porcelain alternate. The material change would ensure longevity of the flooring by ensuring they are water and scratch resistant, and will be less prone to cracks and damage, as well as being an aesthetic choice.

The choice of material (porcelain) and colour for the new flooring will be a plain, neutral tile which would ensure that the character of the property remains, and it will be in keeping with the style of the kitchen area.

Current flooring:

- Brown, grey and beige stone
- Square/rectangular shaped
- Sizes vary

**Proposed flooring:**

- Neutral stone tiles
- The style emulates large natural stone flagstones
- 100 x 50cm

