

Officer's Report

Application Number	HGY/2022/3986
Type	Listed building consent (Alt/Ext)
Location	120, Crouch Hill, Hornsey, London, N8 9DY
Proposal	Listed building consent for repairs to front porch canopy; installation of cowls to existing chimney pots; and replace damaged roof slates and install new secret lead lined gutters around existing chimney breasts to main pitched roof.
Case Officer	Mark Chan
Valid Date	02/11/2022
Applicant	Mr Scott Walters
Agent	Mr scott walters

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of this application.

2. REASONS FOR GRANTING PERMISSION

Site and surroundings

2.1 The application property, No. 120 Crouch Hill, is an early 19th Century two storey villa with a white painted stuccoed front elevation and hipped slate roof, but because it retains its unaltered original features is a Grade II listed building. It has a simple symmetrical design, three sashes wide, with a central entrance door, semi-circular fanlight with lead glazing bars and a lead clad hipped wrought iron porch.

2.2 The building is set back behind a decorative mature planted front garden with a tall brick curved boundary wall and mature trees. The building falls within Crouch End Conservation Area.

2.3 The description of the building listing is as follows: "Early C19 2 storey, 3 bay villa of brick, now painted, with low pitched, hipped, slate roof. Near-flat brick arches to replaced sash windows. Half glazed central door in trellis porch with swept lead roof. Patterned fanlight" (listed in 1974 / Grade II).

Proposal

2.4 This is an application for listed building consent for the following works:

- Carry out repairs to the front porch canopy including full restoration of the painted metal trellis stanchions, replace painted copper canopy with code 4 lead, remove cast in situ concrete plinths and replace with natural stone.

- Remove alarm box above canopy and redecorate external wall to match existing.
- Install new cowls to existing chimney pots to prevent water ingress and animal proof.
- Remove and replace damaged roof slates and replace on a like for like basis.
- Install new code 5 lead lined secret gutters to base of 3nr. Chimneys to main pitched roof in accordance with Lead Sheet Training Academy Guidance.

Design and impact of the character and appearance of the Grade II listed building

2.5 As noted above the host property forms part of 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.

2.6 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’.

2.7 The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
- Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
- Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

o The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

2.8 The proposed repair works to front porch canopy, chimneys and roof have been sensitively designed and the application includes a sufficient level of detailed information.

2.9 The proposal here complies with Local, London and National policies relating to heritage assets including the Conservation Area; and the statutory duty to preserve the special interest of this Listed Building, having given considerable importance and weight when assessing this application.

2.10 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. The details of the decision are set out in the RECOMMENDATION

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 accordance with the approved plans and detail listed above.

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.