

Officer's Report

Application Number	HGY/2022/3996
Type	Householder planning permission
Location	112, The Cottage, Highgate Hill, Hornsey, London, N6 5HE
Proposal	Consent for the relocation of two existing garden sheds from existing site in the garden to the rear of the garden or the erection of two new timber sheds at the rear of the garden of the same size and style as the existing sheds for the purposes of storing gardening equipment and garden furniture. Removal of concrete slab paving in the middle of the garden and breaking up and removing the asphalt surface underneath to be turned into lawn and flower beds. Creation of a decked area with pergola. Removal of small rockery on upper patio level and extension and repair of existing wall to left hand side of steps up to first lawn.
Case Officer	Matthew Gunning
Valid Date	05/01/2023
Applicant	Mr Paul Speedy
Agent	

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

- 1) LBH Conservation Officer – Raise no objection, subject to conditions.
- 2) Local representations – No responses have been received.

2. SITE & SURROUNDINGS

The proposed development site (the Site) is within the curtilage of the Grade II listed The Cottage (List Entry Number: 1188843) and is located within 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 110, Highgate Hill N19 (List Entry Number: 1079236), the Grade II* listed Ireton House and 106A Highgate Hill (List Entry Number: 1079235), the Grade II listed Elizabeth House (List Entry Number: 1391376), the Grade II listed Slingley and Westview (List Entry Number: 1294537), the Grade I listed Cromwell House (List Entry Number: 1079233), all of which have the potential to be impacted thorough change within their setting.

The Highgate Conservation Area Appraisal and Management Plan (CAAMP) provides commentary on this group of historic buildings and describes them as: ...among the finest in Highgate. The steeply descending topography of Highgate Hill, and the distant views towards the City of London add a further positive dimension to the setting of the buildings and that of the Hill itself. The terrace makes a major contribution to the conservation area, in both historical and architectural terms. Its setting is enhanced by the green, tree-filled settings of Waterlow Park opposite, together with its 16 th Century Lauderdale House, located on the opposite side of Highgate Hill in Camden. The entire terrace from nos. 112

to 104 is listed grade II or grade II*. It begins with the Cottage (no. 112), is a two and a half storey building of 18th Century origin. Although much altered with an insensitive dormer extension, the building has group value with 110 and Cromwell House.

3. MATERIAL PLANNING CONSIDERATIONS

Proposed development

The proposals include the relocation/or replacement of 2no. garden sheds, the removal of concrete slabs and asphalt beneath, the removal of a small rockery and extension, repairs to wall at patio level, and the creation of a decked area with pergola. In

Relocation of 2no. garden sheds

Whilst the proposed location of the 2no. existing sheds is closer to the Grade II listed Elizabeth House, the existing boundary treatments and natural screening mitigates any visual impact and, therefore, any harm to the heritage asset. There are no objections to the proposed relocation of the existing sheds and associated paving area.

Removal of concrete slabs and asphalt beneath

The proposal to reduce the extent of concrete slabs within the setting of the designated heritage asset is welcome. As an incongruous and non-traditional feature this is considered to have an adverse visual impact on the setting of the heritage asset and therefore its partial removal would be an enhancement. There are no objections to this proposal.

Removal of rockery and extension (to include repairs to wall at patio level)

Whilst there are no objections to the removal of the rockery which is of no special interest and does not contribute to the significance of the heritage asset. Equally, there are no objections to the repair and extension of the existing brick wall which separates the patio from the lawn.

Creation of a decked area with pergola

There are no objections to the principle of the proposed decking area with pergola over, key to its success will be how it fits into its surroundings which includes designated heritage assets and their setting. The scale, design, materiality, and detailing should be a bespoke response to the setting and significance of the heritage assets. Non-traditional or composite materials would not be supported.

In the case of the low-level wall separating the patio and lawn, the repairs and extension shall match the existing wall, unless otherwise agreed in writing by the Local Planning Authority. This shall include the materials, and the way the materials are used to construct the wall, such as the brick bond style and the size of the brick present in the construction of the existing wall.

Impact on listed buildings

The works identified are minor in nature, as discussed above and do not materially affect the listed building's historic form and appearance, its setting or result in the loss of historic fabric.

The works forming part of this application are considered acceptable having given the necessary importance and weight in making such a judgement, in line with the statutory test.

Impact on the conservation area

In relation to Highgate Conservation Area, s.72(1) of the Act sets out that with respect to any buildings or other land in a conservation area of any powers under or by virtue of any of the provisions in subsection, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This assessment was carried out as part of the planning assessment with the public benefits of the scheme also considered.

In terms of the works outlined above for the purposes of the listed building consent, the works will have no discernible impact, meaning that the character and appearance of the conservation area will not be harmed and will be left preserved.

The proposed works are considered acceptable in terms of the special architectural and historical significance and setting of this property and the character and appearance to this part of the conservation area.

The proposal meets the requirements outlined in the relevant legislation and policies - the National Planning Policy Framework (2021), Policy HC1 of the London Plan (2021), Policies SP11 and SP12 of the adopted Local Plan and Policies DM1 and DM9 of the Development Management Plan (2017) as well as policies in the Highgate Neighbourhood Plan (2017).

Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PLANNING CONSENT subject to conditions

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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: For the avoidance of doubt and in the interests of proper planning.

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A. Prior to above ground construction details of the following shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented strictly in accordance with such details.

- Details of the proposed decking and pergola including materials and proposed framework,
 - Details of any hardstanding or hard-landscaping required to facilitate the proposals
- Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

B. In the case of the low-level wall separating the patio and lawn, the repairs and extension shall match the existing wall, unless otherwise agreed in writing by the Local Planning Authority. This shall include the materials, and the way the materials are used to construct the wall, such as the brick bond style and the size of the brick present in the construction of the existing wall.

Reason: To safeguard the special architectural and historic interest of the listed building and the character and appearance to this part of the conservation area.