

HCAAC's objection to HGY/2023/0722

Highgate Conservation Area Advisory Committee ("HCAAC") objects to the above application.

The application is for listed building consent for the following works at 2 Southwood Lane, Hornsey, London N6 5EE:

"Replacement of the existing stone floor tiles in kitchen/dining area located in lower ground floor of the property, for larger sized and coloured porcelain floor tiles"

Whilst the applicant's Design & Access and Heritage Statement rightly recognised that the property is a Grade II listed building, it fails to identify the fabric of the floor beneath the existing tiles. It is quite possible that that fabric is original to the 18th century house or possibly even earlier.

A full heritage evaluation is required including an investigation to identify the underlying fabric. Subject to the findings, it is possible that the underlying fabric would warrant being specifically mentioned in and protected by the listing.

The applicant should not be permitted to undertake the proposed works which run the real risk of damaging the potentially significant underlying fabric.

In the circumstances, this listed building consent application should be refused.