DESIGN, ACCESS
AND HERITAGE STATEMENT

Address: Flat C, 32-34 Highgate High Street, London, N6 5JG
Date: 3rd April 2023

Front of Flat C (second floor windows) 32-34 Highgate High Street.

Re-application for Planning Permission and Listed Building Consent for Alterations of a Listed Building

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1.0 EXECUTIVE STATEMENT

This statement has been created in support of the revised application for planning permission and listed building consent for alterations, extension or demolition of a listed building for Flat C, 32-34 Highgate High Street, London, N6 5JG. The initial application (Case references: HGY/2022/2545 and HGY/2022/2546) was submitted on 21st September 2022 and was denied.

This report includes an updated description of the baseline conditions; an examination of readily available documentary, cartographic evidence; and identifies any known and potential cultural heritage receptors within the application site and its surrounding area. It proposes a suitable mitigation strategy for heritage, where such works are deemed appropriate.

The applicant would like to thank Kevin Clark BSc(Hons) PhD DIC CEng MICE FRSA Conservation Accredited Engineer (CARE), Director and Head of Heritage Engineering at Conisbee, for his CARE accredited structural assessment report of Flat C, 32-34 Highgate High Street in support of this application (*Additional Document 01*). Also, thanks to Michael Hammerson, author of *Highgate from Old Photographs*, a photograph from which was used in this statement.

2.0 LISTING DETAILS

Flat C, 32-34 Highgate High Street was first designated as Grade II Listed on 7 February 1974. It was listed as part of a group of buildings from 24-40 Highgate High Street. Below are the details of the Historic England official list entry:

> *List Entry: 1358868*
> *Date first listed: 07-Feb-1974*
> *Statutory Address: 24-40 Highgate High Street*
> *National Grid Reference: TQ 28546 87381*
>
> *Details:*
> *1. 4415 HIGHGATE HIGH STREET N6 (North East Side) ---------- Nos 24 to 40 (even) TQ 2887 40/63 7.2.74.*
>
> *II GV*
>
> *2. Row of C18 3 storey, 2 window buildings with alterations, Mostly stock brick but No 22, 24, 38 and 40 are stuccoed. All have parapet fronts, mostly concealing roofs although an occasional high pitched tiled roof tray be seen. Sash windows, mostly with glazing bars. Nos 32-36 have moulded stucco architraves, those of Nos 32 and 34 being segment headed and shouldered. These numbers also have 2nd floor band. On ground floor shops. No 24 early-mid C19, No 26 late C19, No 28 modern, No 30 late Cl9, Nos 32 and 34 modern, Nos 36 and 58 early C20, No 40 modern. Included for group value.*
>
> *Nos 24 to 42 (even) form a group.*
>
> *Listing NGR: TQ2852987385*

3.0 SITE LOCATION

Fig. 1: Flat C, 32-34 Highgate High Street as it forms part of [Listed Building Entry 1358868](#) (front elevation).

Fig. 2: Flat C, 32-34 Highgate High Street (rear elevation).

The site is located within the Haringey Highgate Conservation Area, which was designated in 1967 due to its historic pattern of development, topography, open green spaces, distant views and the large number of buildings of architectural merit. Flat C, 32-34 Highgate High Street is specifically located in sub area 1, known as the “village core”. Highgate Village is a designated Area of Archeological Interest (AAI), for the potential for archaeological deposits to be encountered relating to the Mediaeval hamlet and road established along the route to the toll gate erected by the Bishop of London.

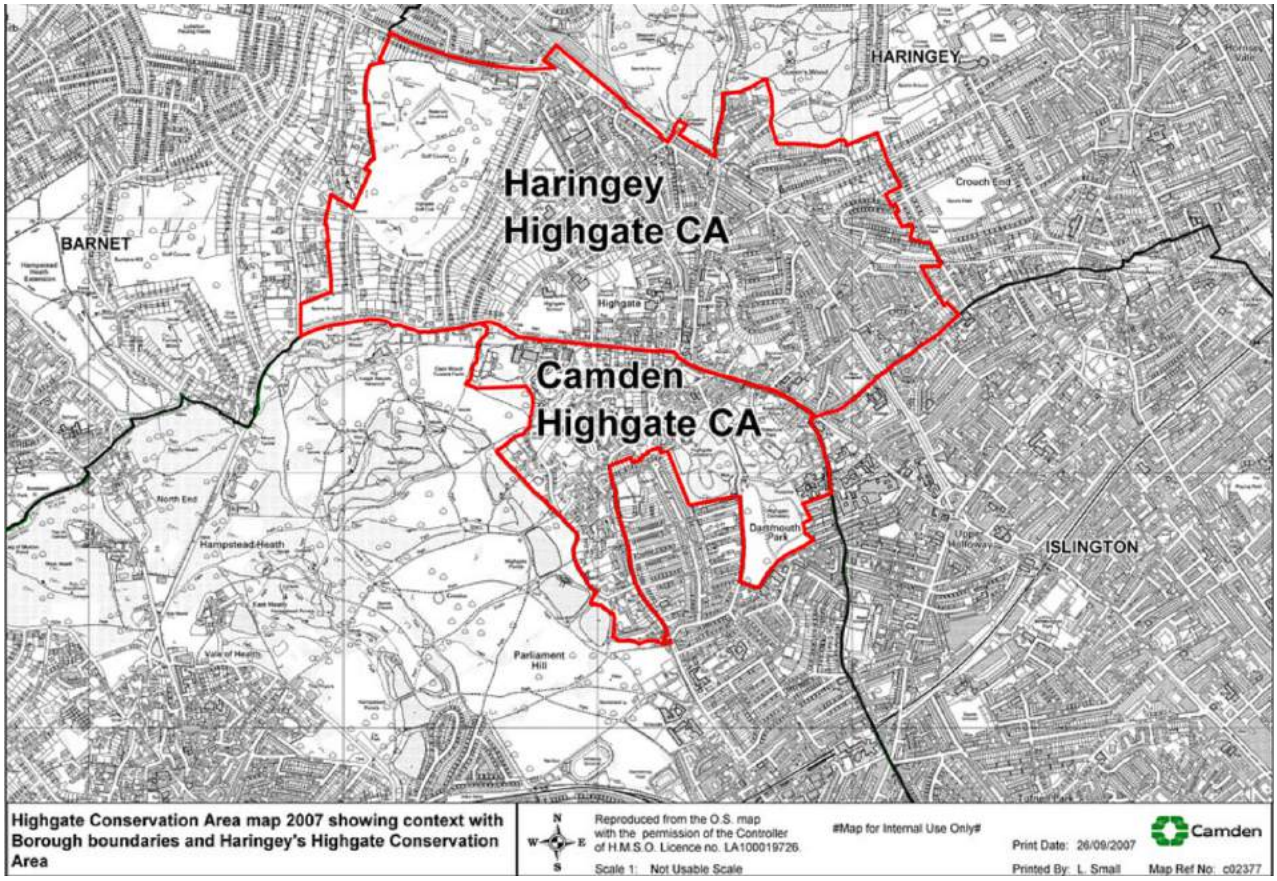

Fig. 3: Highgate Conservation Area.

The village is a fine grained traditional settlement benefiting from an elevated position that provides clean air and clean water, making it a popular place to live or visit since its beginnings in the fourteenth century. The early village High Street is characterised by a fine-grained pattern of seventeenth, eighteenth and nineteenth century small scale terrace houses and traditional shop frontages that occupy Mediaeval burgage plots (*Haringey Council, 2013*)**.**

4.0 HISTORY OF THE FLAT

Flat C, 32-34 Highgate High Street is a lateral flat within the mansard roof space at the 2nd (top) floor of a three storey building within a terrace of similar buildings which are Grade II listed for their group value (see *Fig. 1*). The flat forms part of a building in a relatively uniform terrace extending from Nos. 24 to 40, known as "*Feary's Row*" due to the plaque entitled "*FEARY'S ROW 1791*" found on the right side of the facade at no.24, which augments the terrace's historical interest (see *Figs. 4* and *5*).

The lateral flat occupies a single level spread over the footprint of two adjoining terraces (Nos. 32 and 34) via door openings formed through the original party wall between the properties (see paragraph 2.1 of *Additional Document 01*). The CARE engineer, who conducted a structural assessment report on the flat, has this to say about the history of the flat:

"The listing describes the property as 18th century, however this probably refers to the date of alteration (reconstruction of the front elevation, alteration of the roof structure etc) of an earlier building of which remnants may still survive in some areas. The unusual form of the roof in particular indicates that the original frontage of the property was located some distance behind the current frontage, the current brickwork elevation having been added to 'beautify' the unfashionable and uneven original elevation.

The original construction would have been of a traditional form, probably timber framed, however the easily visible areas now comprise solid brickwork front, rear and party walls plus timber stud internal walls supporting timber joists and a multi-pitched timber roof clad with slate tiles." (See paragraphs 2.2 to 2.3 of *Additional Document 01*)

Fig. 4: "Feary's Row" plaque.

Fig. 5: View of Feary's Row, 1910 (Courtesy of Michael Hammerson, Highgate from Old Photographs).

5.0 RELEVANT PLANNING HISTORY

Reference: OLD/1987/0777
Address: 32-34 Highgate High Street
Proposal: Alterations to existing second floor 2 bedroom self contained flats.
Decision: Approved with Conditions

6.0 RELEVANT LEGISLATION

Section 1 (5) of the Listed Building Act 1990 ("the Act") defines "listed building" in the following terms:

> *"a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act— 4*
>
> *(a) any object or structure fixed to the building;*
> *(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall …… be treated as part of the building."*

This Design, Access and Heritage statement will show that the proposed alterations almost entirely affect those parts of the flat that formed part of the listed building *after* 1st July 1948, and specifically after 1987 when major renovations were done, and almost entirely impact the modern fabric of the flat.

Pursuant to Paragraph 194 of the National Planning Policy Framework (NPPF), this statement will detail the potential impact of the proposals upon the significance of the fabric, including any potential impact upon the historic fabric.

Those renovations that will affect the historic fabric of the flat will be done in a manner sympathetic to the heritage and history of the building and surrounding area. Paragraph 202 of the NPPF states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

This statement will show that, pursuant to paragraph 202 of the NPPF, this proposal will lead to less than substantial harm and secure the optimum viable use of the site.

7.0 OVERVIEW OF REVISED PROPOSALS

This Design, Access and Heritage Statement forms part of a revised application that is being re-submitted after the initial proposal (Case references: HGY/2022/2545 and HGY/2022/2546) was denied. In the Historic Buildings and Conservation advice regarding applications HGY/2022/2545 and HGY/2022/2546, Mr Thomas Muston BA(Hons) MSc of the Historic Environment Team advised the following:

"I recommend going forwards more detailed information upon the significance of the fabric affected, including the potential structural implications from the removal of the existing ceilings, should be detailed within a revised Heritage Statement. Should there be structural implications then a structural report from a CARE Engineer is recommended."

Based on this very helpful advice from Mr Muston, the applicant has revised the proposals to provide more detailed information upon the significance of the fabric affected, and hired CARE accredited engineer Kevin Clark BSc(Hons) PhD DIC CEng MICE FRSA, who is Director and Head of Heritage Engineering at Conisbee, to conduct a CARE accredited Structural Assessment Report of Flat C, 32-34 Highgate High Street in support of this application (See *Additional Document 01*). In this report, Mr Clark has helpfully identified those parts of the flat which are modern fabric and those which form part of the historic fabric. Based on this report, the proposals have been revised, and the CARE engineer confirms that they can be implemented without undue loss or damage of significant historic fabric. In his report he concludes:

"Having carefully considered the alteration proposals… I consider they can be implemented without structural harm or significant loss or damage of historic fabric provided our recommendations are implemented." (See paragraph 4.2 of *Additional Document 01*)

Although the flat dates back to the 18th century (and some parts are even older than that), almost all the *internal* original features (including many internal historic walls) have been lost due to work done in 1987 (see *Haringey Planning Approval Reference #:* OLD/1987/0777; and *Drawing 10* for details of work done in 1987). Furthermore, the floorplan that existed *prior* to the work done in 1987 (see *Fig. 7* and *Drawing 10*) was not historically accurate either. As was explained above, the flat was originally divided into two properties, and it is unclear when it was turned into one (See paragraph 2.1 of *Additional Document 01*). This re-submission will clarify that most of the proposed alterations will not affect any historic fabric. In fact, the only part of the proposal that will affect the historic fabric will be the installation of conservation rooflights. It will be

demonstrated that these will be installed with the greatest care and sympathy to the historic and aesthetic value of the building and surrounding conservation area.

8.0 PROPOSED ALTERATIONS TO THE FLAT

Below is a brief description of all proposed alterations. See all *Drawings* and *Additional Documents* for further details.

8.1 PROPOSED LIVING ROOM

The stud partition between the existing Bed ii) and Family Bath is to be stripped out to create the proposed Living Room (See *Drawings 01* and *02C)*, creating a more legible hierarchy of rooms in which the proposed Living Room is the first room that is encountered in the flat and the largest room, while the proposed bedrooms are the last rooms to be encountered and secondary in size.

The CARE engineer describes this stud partition in the following terms:

"The exposed structure comprises modern timber studwork onto which no structure can be seen to bear. This includes the steel beam situated beneath the valley gutter near the front elevation which passes through the wall and bears only on the brickwork party walls beyond.

There is no apparent load transfer into the timber stud wall and it can be reliably considered non-loadbearing.

All of the fabric in this area dates from the late-20th century and has no historic significance." (See paragraphs 3.5.2 to 3.5.4 of *Additional Document 01*)

In the CARE engineer's structural assessment report, the first drawing in *Appendix C* on page 18 (also see *Fig. 6* below) shows in plan form those parts of the flat which are affected by the proposals and whether they constitute modern fabric or historic fabric. This is very helpful in determining the extent of the alterations and whether they affect the modern or historic fabric of the flat.

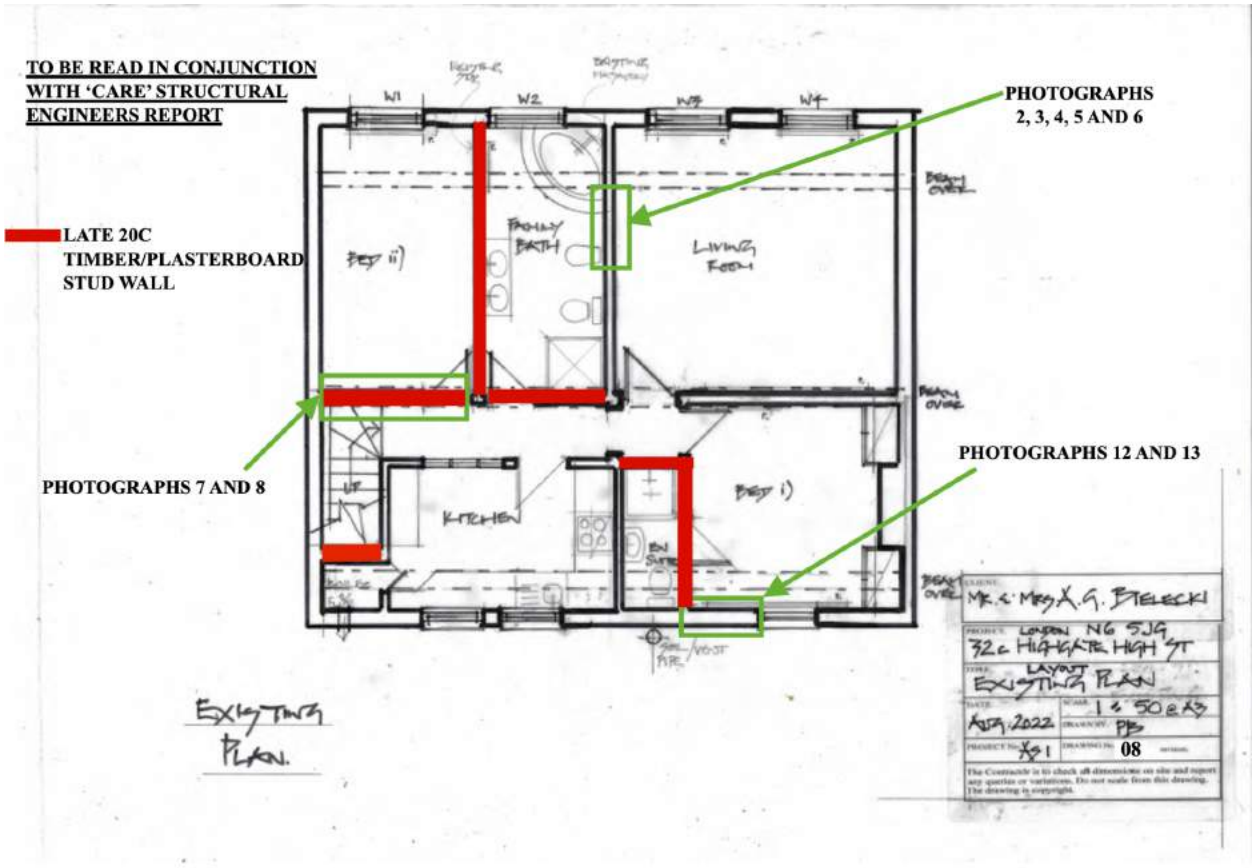

Fig. 6: Appendix C (page 18) of Structural Assessment Report (See Additional Document 01).

Fig. 6 shows that the stud wall between the existing Bed ii) and Family Bath dates from the late-20th century and has no historic significance. Furthermore, by looking at documents provided in the approved planning application OLD/1987/0777 (also see *Drawing 10, and Figs. 7 and 8 below*), it is clear that this wall, and the current family bath, did not exist before the renovations conducted in 1987.

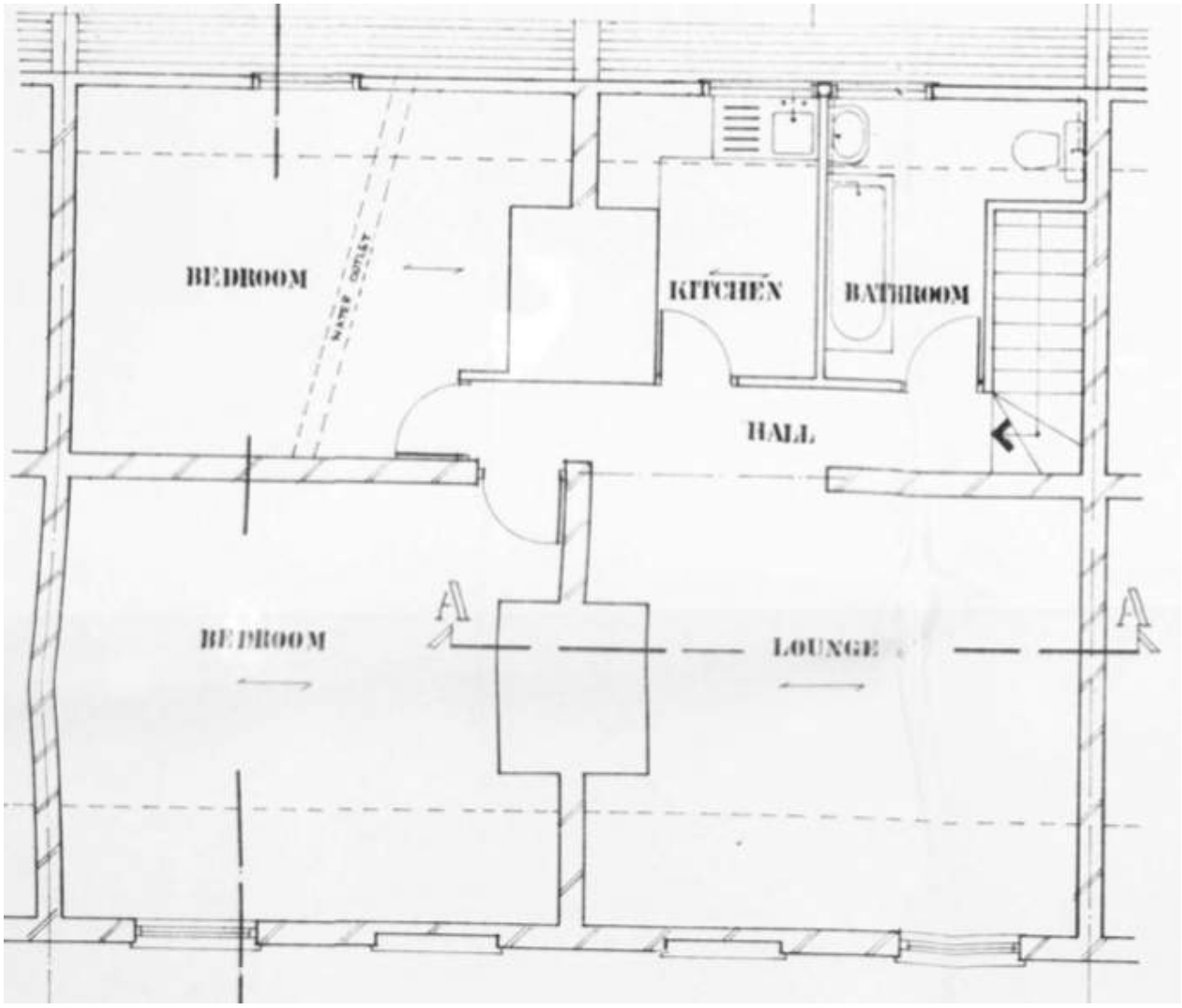

Fig. 7: Pre-1987 floorplan from Planning Application OLD/1987/0777 (Also see Drawing 10).

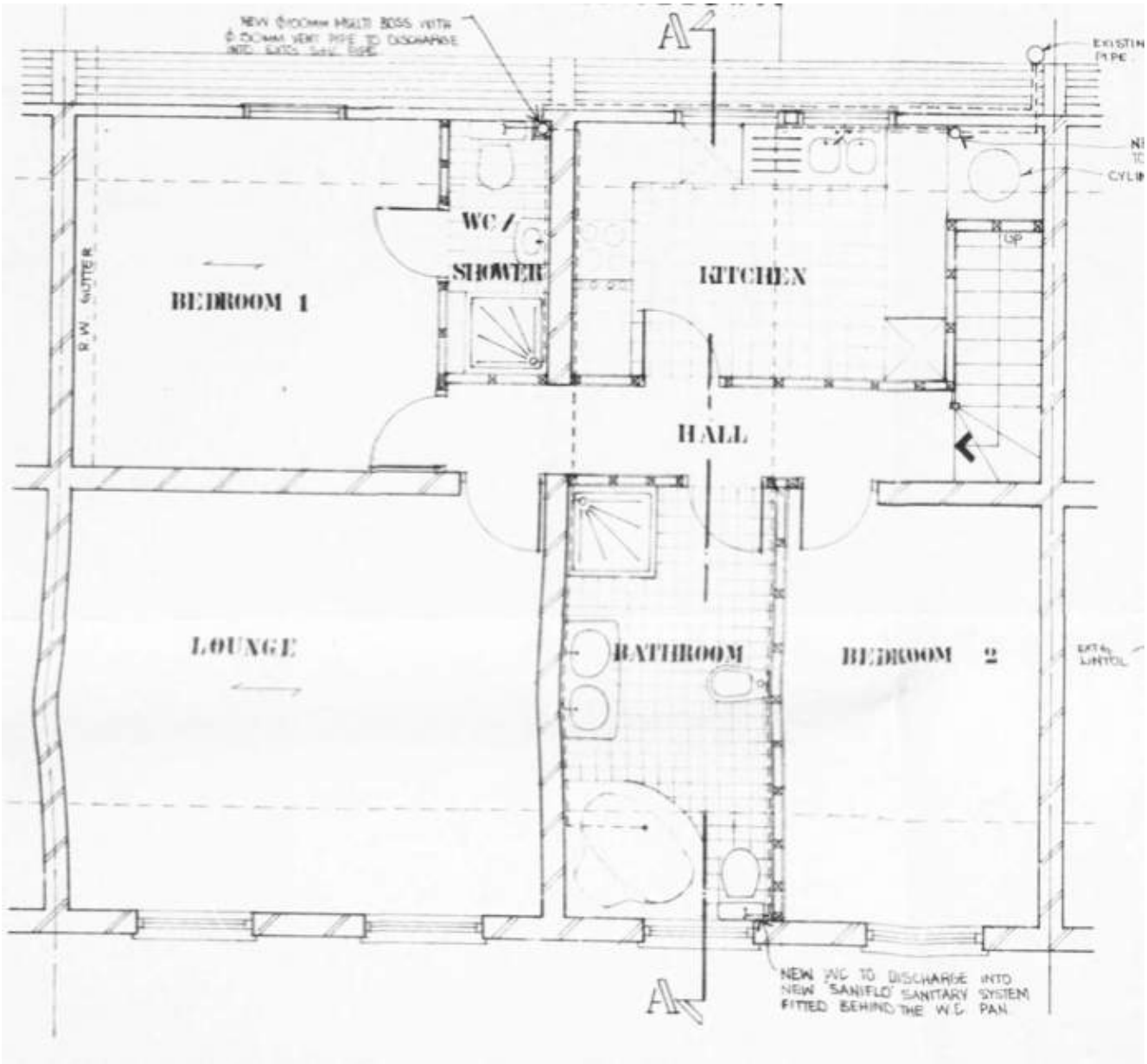

Fig. 8: Floorplan approved in 1987 from Planning Application OLD/1987/0777 (Also see Drawing 10).

New double doors are proposed through the wall between the proposed Living Room and Hall. A new toughened Pyroglass ½ hour fire resistant (*½ hr FR*) internal window will be installed next to the double doors (Seeing *Drawings 02C* and *07D* (*Section D-D)*). The CARE engineer describes the wall through which these proposed double doors and internal window will be created in the following terms:

"Finishes were removed in a small area near the head of the wall between the proposed Living Room and Hall to determine the nature and arrangement of the wall structure…

The exposed structure comprises a modern steel beam supporting the roof, the beam spanning between the brickwork party walls and most likely bearing on mass concrete padstones similar to that seen in the exposed party wall. A timber stud wall is located beneath and no apparent load transfer is apparent between the two so the wall can reliably be considered non-loadbearing.

All of the fabric in this area dates from the late-20th century and has no historic significance." (See paragraphs 3.4.1 to 3.4.3 of *Additional Document 01*)

According to note 4 of the "General Notes" found in the approved planning application OLD/1987/0777 for work done in 1987 (See *Fig. 9*), all existing stud partitions were removed and replaced with new partitions, and therefore constitute modern fabric.

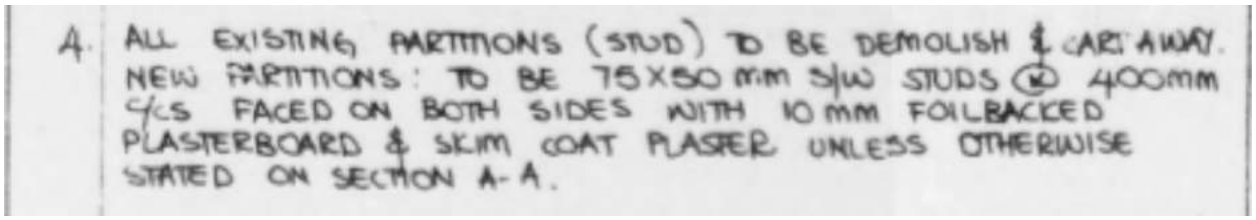
4. ALL EXISTING PARTITIONS (STUD) TO BE DEMOLISH & CART AWAY.
NEW PARTITIONS: TO BE 75X50 mm S/W STUDS @ 400mm
C/CS FACED ON BOTH SIDES WITH 10 mm FOILBACKED
PLASTERBOARD & SKIM COAT PLASTER UNLESS OTHERWISE
STATED ON SECTION A-A.

Fig. 9: Note 4 on removal of stud partitions from General Notes in Planning Application OLD/1987/0777 (Also see Drawing 10).

Internal windows are a typical fixture of Georgian architecture. Light was a very important feature of interiors during the Georgian era. The addition of light ingress generally and over the stairwell is a typical detail contemporary to the late Georgian period. Internal windows were also a feature of Georgian interiors used to let in as much light as possible, as can be seen in *Fig. 10*.

Fig. 10: An example of internal windows in a Georgian house (courtesy of House and Garden).

8.2 PROPOSED CLOSET

A Closet space is proposed adjoining the proposed Living Room (See *Drawing 02C*). It is proposed to form the Closet from a new *½ hr FR* stud partition. The applicant and his wife both work from home (something that has become increasingly common since the Covid pandemic, and enforced for a period of time), and it is absolutely essential that they have a separate space to work in the flat. One new opening to the existing masonry wall between the proposed Living Room and Closet is proposed. The CARE engineer discovered the following:

"Finishes were removed to the full extent of the proposed door opening through the wall between the proposed Living Room & Closet…

The exposed masonry comprises a mixture of 20th century bricks at the lower part of the wall overlaid by re-used late-18th century or early-19th century bricks topped by aerated concrete blocks, all laid in strong and stiff cementitious mortar. A mass concrete padstone supporting the bearings of the steel beams supporting the roof is located to one side of the proposed door opening. Aside from the small area of re-used older brickwork all the masonry at the proposed doorway dates from the modern era and has no historic significance.

To form the new doorway the masonry above will be temporarily propped and a new precast prestressed concrete lintel installed which will bear on the remaining masonry on each side. A small portion of the existing mass concrete padstone will be carefully cut back but this will have no negative consequences on the ability of the remainder to function satisfactorily.

Removal of a small area of floor finishes at the foot of the proposed door opening revealed late-18th century or early-19th century brickwork below floor level… The floor is of modern construction in this area with no trace of historic fabric." (See paragraphs 3.3.1 to 3.3.5 of *Additional Document 01*)

According to the CARE engineer (see paragraph 2.5 of *Additional Document 01*) and note 7 of the "General Notes" (see *Fig. 11* below) found in the approved planning application OLD/1987/0777 for work done in 1987 (also see *Drawing 10*), a fireplace was removed where the opening between the proposed Living Room and Closet is proposed, hence its composition.

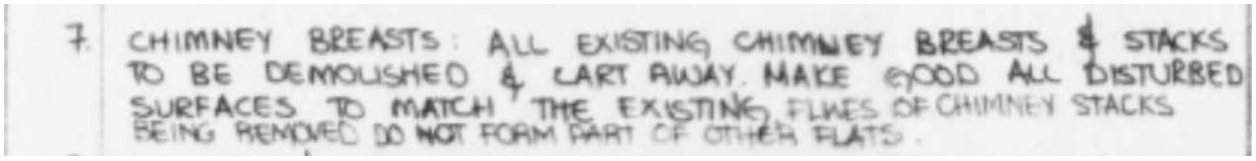
7. CHIMNEY BREASTS: ALL EXISTING CHIMNEY BREASTS & STACKS TO BE DEMOLISHED & CART AWAY. MAKE GOOD ALL DISTURBED SURFACES TO MATCH THE EXISTING. FLUES OF CHIMNEY STACKS BEING REMOVED DO NOT FORM PART OF OTHER FLATS.

Fig. 11: Note 7 on removal of chimney breasts from General Notes in Planning Application OLD/1987/0777 (Also see Drawing 10).

Closets were a common addition to Georgian houses and apartments (See *Figs. 12, 13, 14*, and *15*). They were a small room off a larger room (usually the living room as in these proposals), and used for different purposes. As Gillian Tindall describes in her book, *The House by the Thames*, the Georgian closet “was not a cupboard nor, yet, a water closet, but the only form of private space in houses where other rooms had multiple uses. This closet might contain a dressing table or a wash-stand, a wig-stand, a locked cabinet or papers, perhaps a writing desk” (*page 69*). Furthermore, as Danielle Bobker explains in her book, *The Closet*, “the appeal of closets had already begun filtering down from the top of the social spectrum by the mid-seventeenth century. By the mid-eighteenth century, even designs for tiny country cottages included closets” (*page 14*). The addition of a closet in this proposal therefore enhances the historical character of the flat, bringing a common Georgian architectural characteristic to the modern fabric, while also making the flat suitable for modern living, through the use of the Closet as a work space.

Fig. 12: A closet space seen in the left corner of the Living Room at the Georgian built "Carlyle's House" (Courtesy of the National Trust).

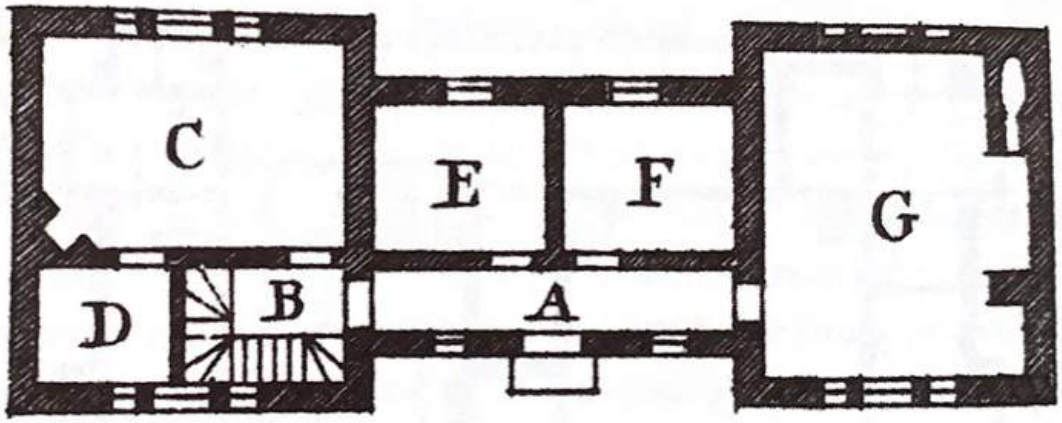

Fig. 13: Example of a closet (D) linked to a parlour on the ground floor of a small Georgian house (Courtesy of William Halfpenny, Useful Architecture).

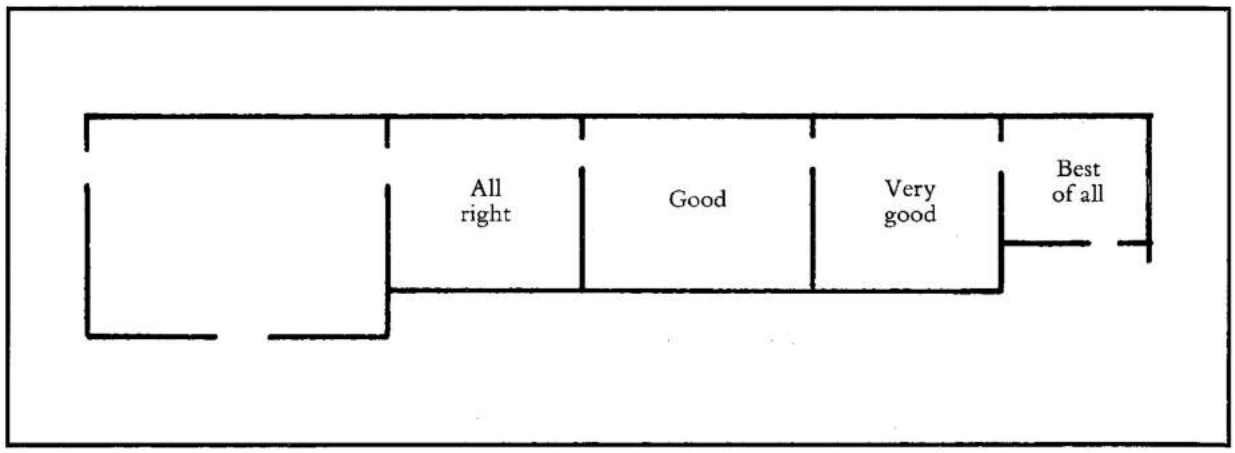

Fig. 14: The hierarchy of rooms in a state apartment accounts for the special significance of the closet at the end despite its smallest size (Courtesy of Mark Girouard, Life in the English Country House).

Fig. 15: An example of the modern use of a Georgian closet as a work space (Courtesy of [Bible of British Taste](#)).

8.3 PROPOSED CONSERVATION ROOFLIGHTS

Following the refusal of 5 conservation rooflights, it is proposed to reduce the number to two conservation rooflights only on the inner slope of the roof (See *Drawings 02C, 03C, 06B, 07D (Roof Elevation ZZ)* and *Additional Document 04*). One over the proposed Living Room and one over the proposed Principal Bedroom. Conservation rooflights would be sourced from *Clement Windows Ltd* (or similar) and of black powder-coat steel frame construction with traditional lead flashing. They will sit flush with the slate tiles, making them less visually intrusive. The traditional appearance and detailing will accord with the character of the historic building.

Policy DH5 of the Highgate Neighbourhood Plan states that rooflights and dormers should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character. These conservation rooflights will be sympathetic to the building and the area, as they will not be visible from either the front view of the building from Highgate High Street *or* the rear view of the building. They would be on the least visible slope. Furthermore, these two rooflights will be the same size, modest in size, and set at the same level, so as to not create a cluttered appearance.

Also, as can be seen from *Fig. 1* and *Fig. 2,* there is precedent for multiple conservation rooflights on the rear elevations of the listed buildings at 24-40 Highgate High Street. There are a number of rooflights present on the row of buildings, and as such the proposed conservation rooflights at Flat C, 32-34 Highgate High Street would not appear as an uncharacteristic feature within the curtilage of the listed buildings, and would preserve the character and appearance of the conservation area.

All of the existing rooflights on the row of listed buildings at 24-40 Highgate High Street can be seen from the rear view of the buildings. As mentioned above, this proposal ensures the rooflights at Flat C, 32-34 Highgate High Street will not be seen from either the front *or* the rear. Furthermore, while there is precedent for three conservation rooflights in a cluttered appearance and in different sizes at properties along the listed row of buildings (as can be seen in *Fig. 1* and *Fig. 2*), this application only proposes two modestly sized conservation rooflights set at the same level. The proposal is therefore considered proportionate and subordinate to the host building, and will not diminish or harm the character or appearance of the conservation area, with any such impact considered to cause less than substantial harm to the heritage asset.

The conservation rooflights will also help with natural ventilation, prevent the spread of viruses, and add natural light to the centre of the property. Furthermore, they will help

reduce noise pollution in the flat. Highgate High Street can be very noisy, and installing conservation rooflights will allow fresh air to enter the flat, while avoiding opening front elevation windows onto Highgate High Street. It will also help cool the property during increasingly common heatwaves.

The stairwell is also in much need of light to make it suitable for modern living. The stairwell leading into the flat is currently extremely dark, with no windows at all. Light will shine through the proposed conservation rooflight into the proposed Living Room, and then through the proposed internal window onto the stairs. The stairs would benefit greatly from this added light, making it much safer to walk up and down the stairwell. Similarly, the proposed conservation rooflight in the proposed Principal Bedroom would also shed light on a part of the Hall which is also currently very dark.

The CARE engineer has concluded the following:

"Almost all the rafters date from the 19th century and a handful date from an earlier period. However all the ceiling joists are of late-20th century construction.

The common rafters and their connections have some historic significance but the modern ceiling joists have no historic significance.

The quality of construction and the condition of the timber is generally good and amenable to careful minor alterations.

Formation of the new rooflights through the inner roof pitch above the proposed Living Room and Principal Bedroom will require curtailment of several common rafters. These will be carefully trimmed around the rooflight openings, ideally re-using the removed portions of the historic timber in order to maximise the retention of all fabric for a similar purpose near its original location."

Formation of each rooflight will require the curtailment and local repositioning of approximately 1-2m of rafter per rooflight which will then be re-fixed between the adjacent uncut rafters in order to trim the opening for the new rooflight."
(See paragraphs 3.6.2 to 3.6.6 of *Additional Document 01*)

Following the CARE engineer's advice, it is therefore proposed to re-use the trimmed rafters around the rooflight openings so as to maximise the retention of all fabric for a similar purpose near its original location. Each conservation rooflight would require the trimming of 1-2m of one 19th century rafter, and sit between the two rafters either side

of the trimmed rafter. See *Additional Document 04* for a photographic survey of the rooflight positions.

In these revised proposals, the installation of the conservation rooflights is now the only part of the proposal that will lead to less than substantial harm to the heritage asset. The rest of the proposals do not affect any historic fabric. Pursuant to NPPF Paragraph 202, the installation of the conservation rooflights would lead to “less than substantial harm to the significance of the designated heritage asset”, while also securing the "optimum viable use" of the proposed Living Room, Principal Bedroom and stairwell, which are all in need of light and fresh air and reduction of noise pollution.

8.4 PROPOSED REMOVAL OF CEILING FINISHES AND ALTERNATE CEILING JOISTS

In the proposed Living Room and Principal Bedroom, it is proposed to remove the ceiling finishes together with alternate ceiling joists in order to create the impression of greater height and space, and ease passage of light into the rooms below (See *Drawings 03C* and *7D (Section C-C)*). This will help with natural ventilation, helping to prevent the spread of viruses, and cool the property during increasingly common heatwaves. Plasterboard and insulation would be added to the new ceiling.

The CARE engineer concludes that *“all the ceiling joists are of late-20th century construction”* (See paragraph 3.6.2 of *Additional Document 01*) and that they have *“no historic significance”* (See paragraph 3.6.3 of *Additional Document 01*). Furthermore, he assesses that:

“Removal of alternate ceiling joists will not affect the overall structural integrity of the remaining roof structure but it would be prudent to take the opportunity to enhance all existing connections between the common rafters and ceiling joists with stainless steel M12 through-bolts to guard against slippage and spread of the rafters.” (See paragraph 3.6.8 of *Additional Document 01*)

It is therefore also proposed to enhance all existing connections between the common rafters and ceiling joists with stainless steel M12 through-bolts to guard against slippage and spread of the rafters.

Furthermore, the ceiling height is not historically correct. The ceiling was raised by 400mm in 1987 as can be seen in planning application OLD/1987/0777 and Drawing 10. *Fig. 16* describes the removal of the ceiling joists in 1987. *Figs. 17* and *18* show the ceiling height before the 1987 renovations, and afterwards. Also, given that the flat was

converted from two properties to one property prior to 1987 (see paragraph 2.1 of *Additional Document 01*), it is not clear if the ceiling height that existed before 1987 is historically accurate either.

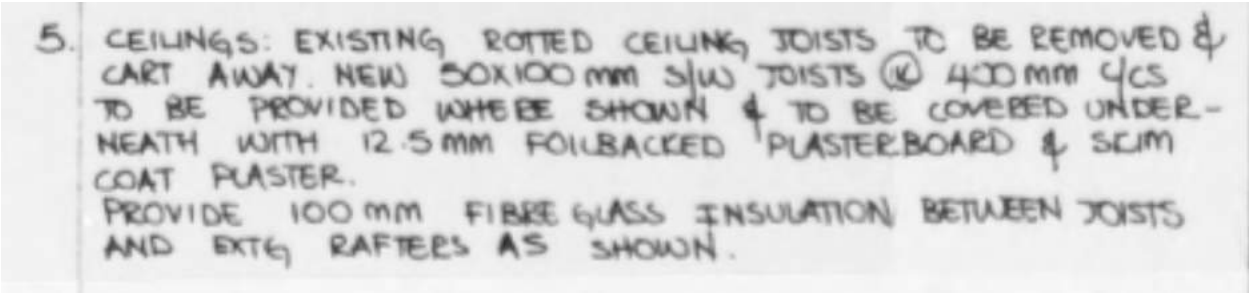
5. CEILINGS: EXISTING ROTTED CEILING JOISTS TO BE REMOVED & CART AWAY. NEW 50X100 mm S/W JOISTS @ 400 mm C/CS TO BE PROVIDED WHERE SHOWN & TO BE COVERED UNDER-NEATH WITH 12.5 mm FOILBACKED PLASTERBOARD & SKIM COAT PLASTER.
PROVIDE 100 mm FIBRE GLASS INSULATION BETWEEN JOISTS AND EXTG RAFTERS AS SHOWN.

Fig. 16: Note 5 on removal of ceilings from General Notes in Planning Application OLD/1987/0777 (See Drawing 10).

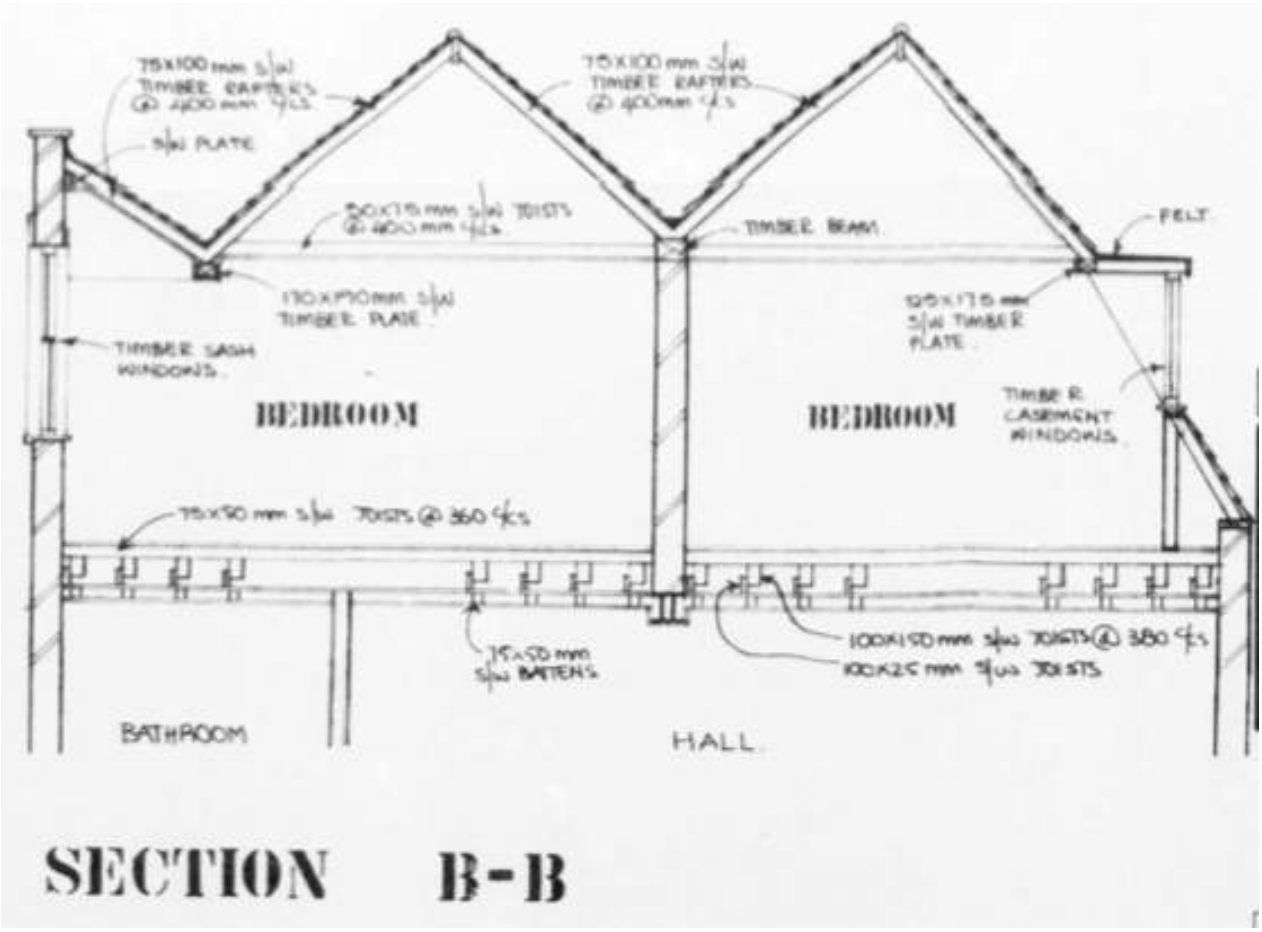

Fig. 17: Pre-1987 ceiling from Planning Application OLD/1987/0777 (Also see Drawing 10).

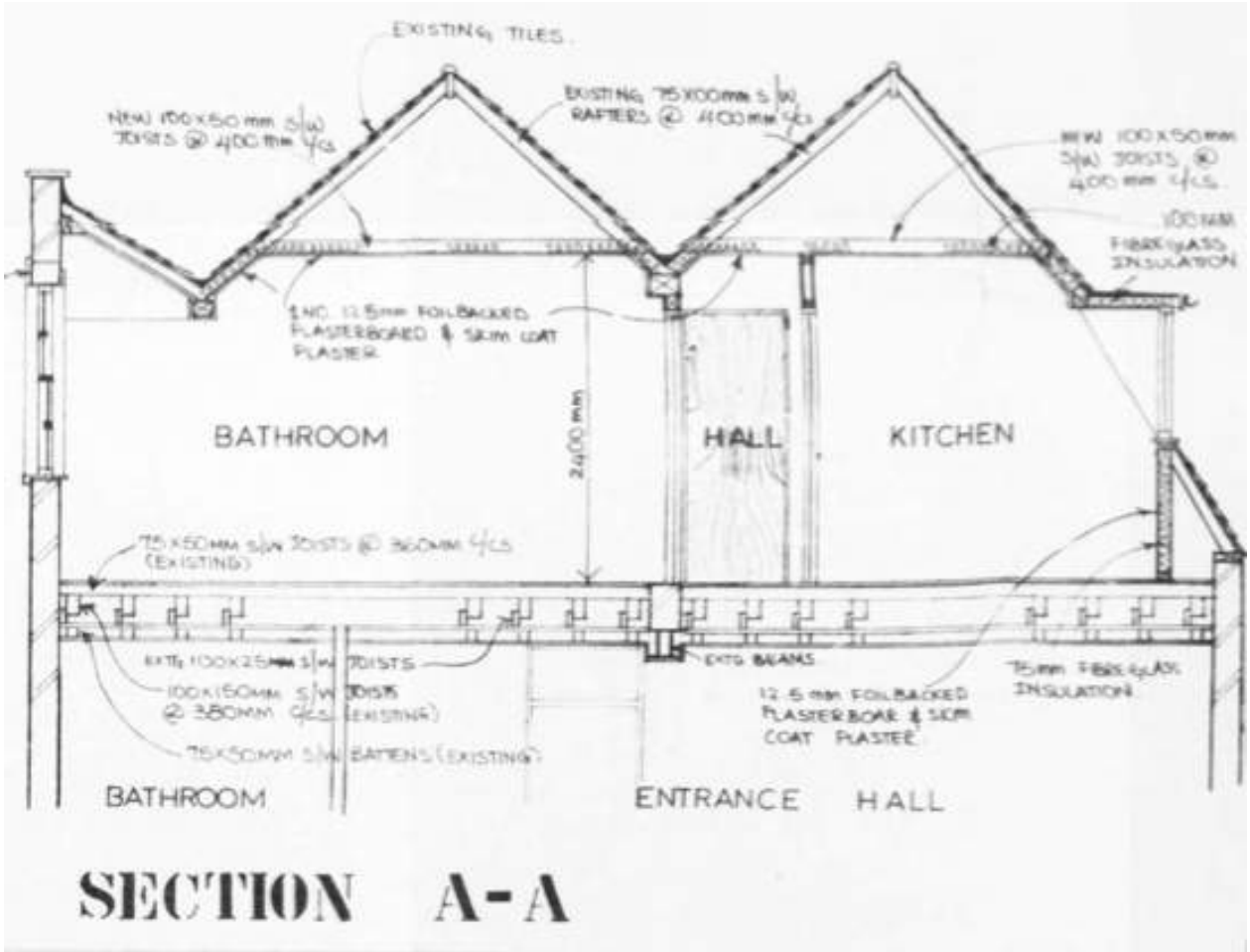

Fig. 18: Ceiling approved in 1987 from Planning Application [OLD/1987/0777](#) (Also see Drawing 10).

8.5 HALL

Existing attic access hatch over stairs proposed to be removed. The boiler is proposed to be moved from the kitchen to a new laundry/boiler area which will be constructed from a ½ hr FR stud wall enclosure. Doorway and *½ hr FR* bi-fold doors to a laundry/boiler area proposed to be added through the existing stud wall. New boiler flue proposed to be added (See *Drawing 02C* and *07D (Section D-D)*).

As described above in the proposals for the proposed Living Room, the CARE engineer has concluded the following about the wall in which the *½ hr FR* bi-fold doors to a laundry/boiler area are proposed to be added:

"The exposed structure comprises a modern steel beam supporting the roof, the beam spanning between the brickwork party walls and most likely bearing on mass concrete padstones similar to that seen in the exposed party wall. A timber stud wall is located

beneath and no load transfer is apparent between the two. Therefore the wall can reliably be considered non-loadbearing.

All of the fabric in this area dates from the late-20th century and has no historic significance." (See paragraph 3.4.2 to 3.4.3 of *Additional Document 01*)

As mentioned above, *Fig. 9* describes how all existing stud partitions were removed and replaced with new partitions in 1987, and therefore constitute modern fabric. Also see *Fig. 6* for a plan showing the modern fabric of the flat.

8.6 PROPOSED BATHROOM

The existing En-Suite has no windows, making this space not well suited as a habitable space. It is proposed to extend the existing En-Suite to create a proposed Bathroom accessed only from the hall. A new door opening is proposed in the stud wall in the Hall, and a new ½ hr FR stud partition added (See *Drawings 02C* and *07D (Section C-C)*). The stud walls around the current En-Suite are all modern fabric, as can be seen in *Fig. 6* and referring to *Fig*. 9.

Furthermore, it is proposed to extend the existing dormer in the proposed Bed ii) to form a new casement to the proposed Bathroom (See *Drawings 01, 02C, 03C, 04A, 05, 06B, 07D* and *09*). All details would match the existing dormer window. This will bring in much needed light and natural ventilation to the proposed Bathroom, and make it more suitable for modern living.

It is proposed to keep the historic timber rafters in the gambrel (angled) and build the dormer in front of it (vertical), leaving the historic timber in situ, untouched. Below in *Fig. 19* is *Drawing 04A* showing the existing external elevations and proposed rear elevation with proposed dormer, and in *Fig. 20* is *Drawing 09* showing section drawings of the proposed dormer window.

On inspection, the CARE engineer found the following about the mansard roof in this area:

"Wall finishes were removed alongside the dormer window at the rear of the flat in the proposed Bathroom into which it is planned to extend the window…

The structure exposed is the base of the mansard roof and is of timber construction dating from the 19th century and contemporary with the common rafters. The timber has some historic significance.

The quality of construction and the condition of the timber is generally good and amenable to careful minor alterations. Widening the dormer window will not require the curtailment of any timbers so this proposal will not have any impact on the historic fabric." (See paragraphs 3.7.1 to 3.7.3 of *Additional Document 01*)

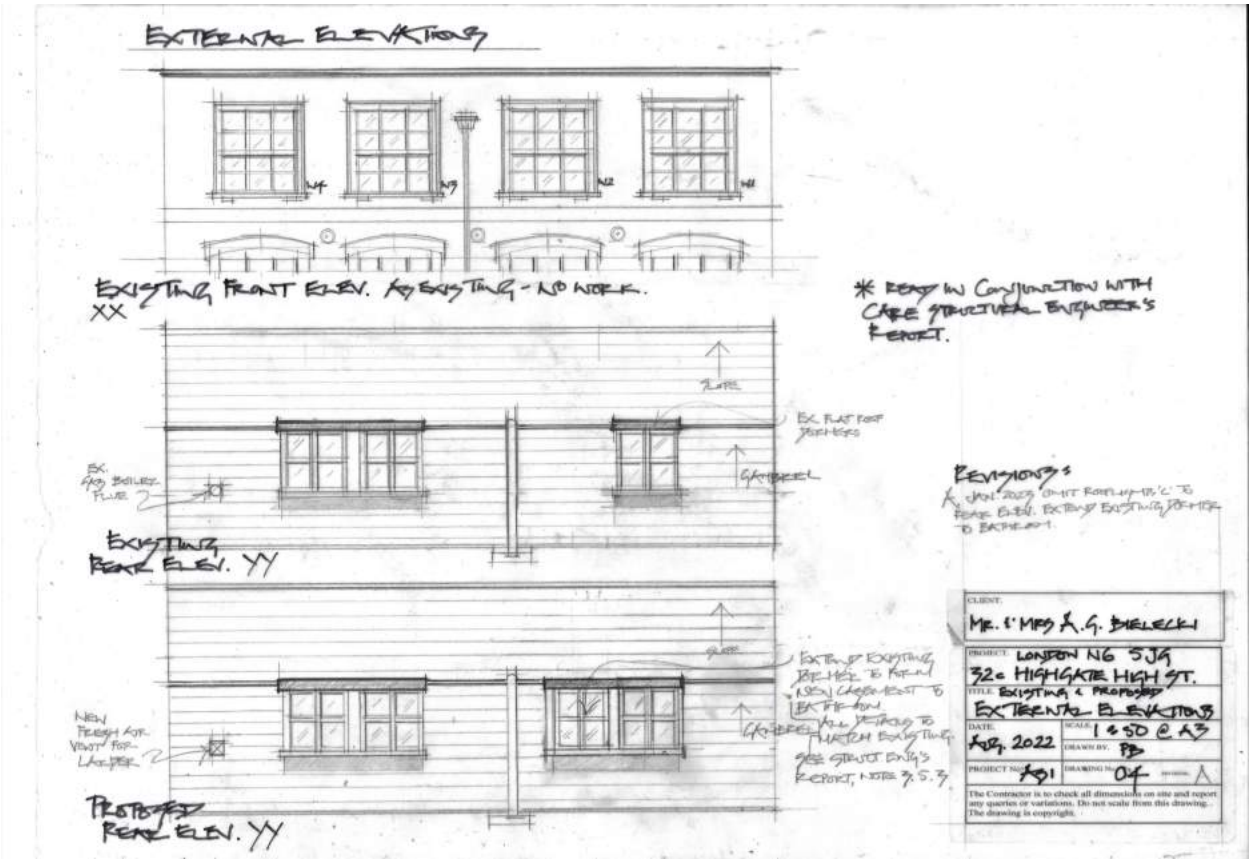

Fig. 19: Drawing 4A showing the existing external elevations and proposed rear elevation with proposed dormer.

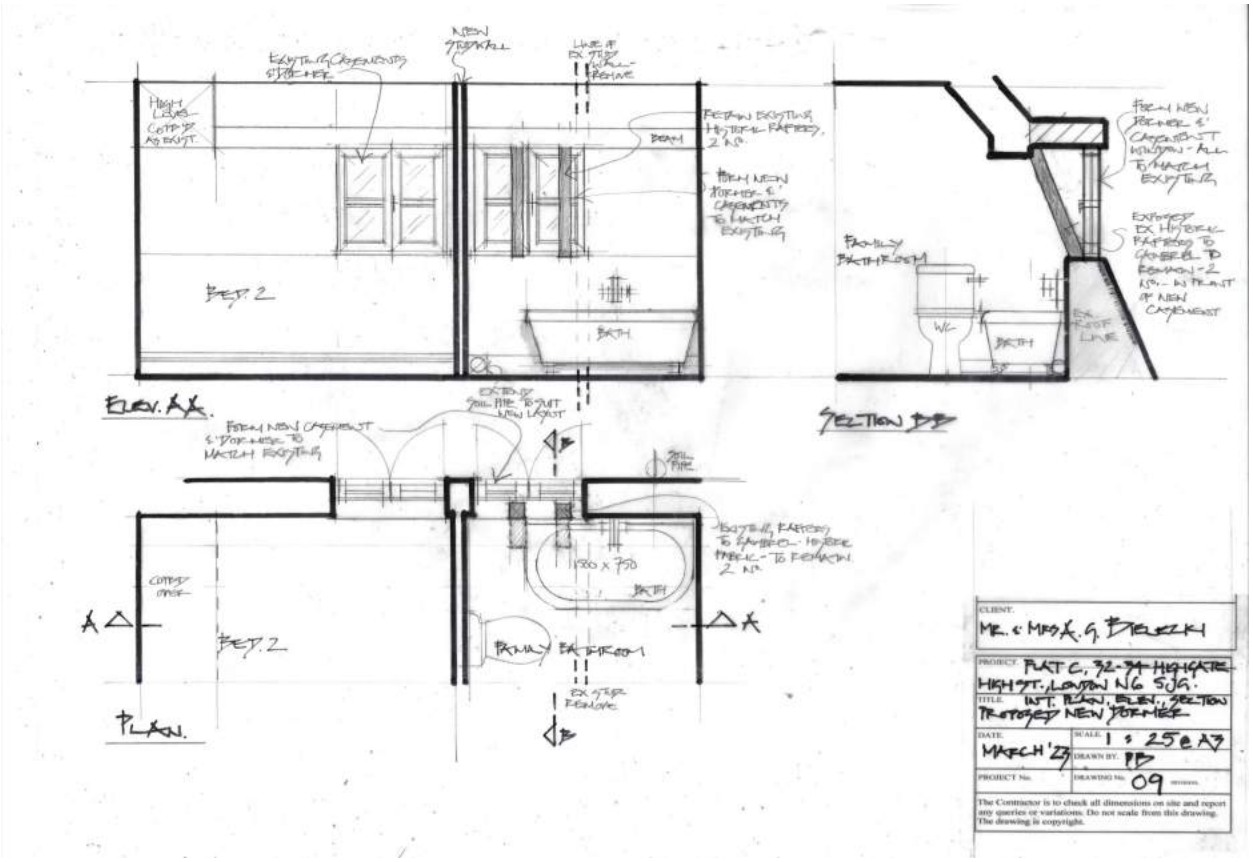

Fig. 20: Drawing 9 showing section drawings of the proposed dormer window.

Pursuant to the heritage values described in Historic England's [*Conservation Principles, Policies and Guidance*](), this would maintain the historical value of the timber, while also enhancing its aesthetic value by creating an interesting historical reference internally. It would also create a dormer window to match the one on the kitchen side, which is the best elevation, enhancing the aesthetic value of the rear elevation. The extension of the dormer window would create a more pleasing symmetrical look on the external rear elevation of the flat. The dormer would be modest in scale, and would not impinge upon outlook or daylight to any neighbouring residential occupiers.

Pursuant to Policy DH5 of the Highgate Neighbourhood Plan, the extension of the existing dormer would therefore respect the existing roof form in terms of design, scale, materials and detail, and be restricted to the rear.

8.7 PROPOSED BED ii)

New access to attic space proposed over proposed Bed ii), which will require the curtailment of some ceiling joists. The CARE engineer has concluded that *"all the ceiling joists are of late-20th century construction"* (See paragraph 3.6.2 of *Additional*

Document 01) and that they have *"no historic significance"* (See paragraph 3.6.3 *Additional Document 01*).

8.8 KITCHEN

Proposed larder over stairs to be extended. New ½ hr FR stud partition added. Ceiling heights over stairs to comply with building regulations. As can be seen in *Fig. 6*, and referring to *Fig. 9*, this proposed larder stud wall constitutes modern fabric.

9.0 CONCLUSION

The proposals being re-submitted for Planning and Listed Building Consent are modest in scale and the result of a thorough and well judged design process, exploring different options and prioritising the conservation and character of the historic fabric. These plans make a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context. The proposals are being carried out with the highest regard for the building's history and significance, which has been thoroughly researched to ensure that each element is carefully considered and is the most appropriate in each case.

As the CARE engineer concludes:

"Having carefully considered the alteration proposals described above following my detailed inspection I consider they can be implemented without structural harm or significant loss or damage of historic fabric provided our recommendations are implemented." (See paragraph 4.2 of *Additional Document 01*)

As the applicant has shown In these revised proposals, the installation of two conservation rooflights is now the only part of the proposal that will lead to less than substantial harm to the heritage asset, and has shown why this is justified. The rest of the proposals do not affect any historic fabric.

The proposals comply with the National Planning Policy Framework, the London Plan, the Haringey Local Plan (and emerging New Local Plan) and the Highgate Conservation Area guidance, and on the basis of this assessment we would conclude that the scheme represents well judged interior alterations in keeping with the existing building, and locality. In summary, the alterations to the Listed Building are sympathetic to the existing building and Conservation Area; and represent a positive contribution to the Conservation Area and the existing streetscape.

SUPPORTING DRAWINGS AND ADDITIONAL DOCUMENTS

Details of the proposed development are included in the attached drawings and additional documents as follows:

Drawing 01_Existing Layout Plan
Drawing 02C_Proposed Layout Plan
Drawing 03C_Proposed Ceiling Plan
Drawing 04A_Existing and Proposed External Elevations
Drawing 05_Existing Roof Plan
Drawing 06B_Proposed Roof Plan
Drawing 07D_Proposed Roof Elevation ZZ Sections CC DD
Drawing 08_Existing Layout Plan Modern Historic Fabric
Drawing 09_Internal Plan Elevation Section Proposed New Dormer
Drawing 10_Planning Application OLD/1987/0777_Existing and Proposed Plans

Additional Document 01_CARE Engineer Structural Assessment Report
Additional Document 02_Site Location
Additional Document 03_Photographic Survey_Entire Flat
Additional Document 04_Photographic Survey_Rooflight Positions
Additional Document 05_Pre Application Advice_Thomas Muston