

Officer's Report

Application Number	HGY/2023/0603
Type	Listed building consent (Alt/Ext)
Location	Hillside, 51 Jacksons Lane, Hornsey, London, N6 5SR
Proposal	Listed Building Consent for Investigation works from within the basement of property required in connection with the considerable ingress of foul water from collapsed Thames Water Foul & Surface Water sewers in the adjoining roadway, to define the extent of damage caused to the basement masonry walls and define repair specification to be drawn-up once the investigation is complete.
Case Officer	Matthew Gunning
Valid Date	01/03/2023
Applicant	Ms Karen Stoker
Agent	Mr chris cozens

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representations were received in respect of this application.

2. REASONS FOR GRANTING PERMISSION

- This is a Listed Building Consent for investigation works from within the basement of property required in connection with the considerable ingress of foul water from collapsed Thames Water Foul & Surface Water sewers in the adjoining roadway, to define the extent of damage caused to the basement masonry walls and define repair specification to be drawn-up once the investigation is complete.

- Hillside, Jacksons Lane is a Grade II listed building (List UID: 1079214) within the Highgate Conservation Area. There is a worrying ingress of water into the basement of the building and there is the potential for further damage due to its continued ingress.

The investigative works are needed in order to inform a repair strategy and to rectify the issue. I have no objections to the investigative works to establish the extent of damage, with the caveat that a full methodology for repairs is included in any subsequent application for repairs in due course and that materials (including those bricks removed by the proposed coring) are replaced on a like-for-like basis. At present the cores are proposed to be plugged using a proprietary repair mortar or repair concrete. This should be a temporary measure with the eventual finish of the basement wall being restored using matching or salvaged bricks, during any future repair work.

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

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 Following the completion of investigative works a full methodology for repairs is included in any subsequent application for repairs in due course and the materials (including those bricks removed by the proposed coring) are replaced on a like-for-like basis.

Reason: The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

Informatives:

- ☐ INFORMATIVE: For the purposes of any subsequent application for repairs it is recommended to involve a suitably qualified conservation professional, ideally a conservation accredited surveyor, to carry out a conditions survey complemented by photos and key plans of the basement affected by the flooding and to produce a condition report describing in detail the following:

- significance of the basement,
- decay conditions of its fabric,
- causes of decay including water infiltration,
- recommended further investigations - as needed.
- recommendations for repairs – if known at this stage

The applicant should also provide:

- detailed location and extent of proposed investigation works as per condition survey's recommendation or detailed location and extent of any other proposed works, to be clearly shown in plan and elevation drawings of the basement.
- Conservation-led methodology of proposed works
- Material specification of proposed works

It is fundamental that any proposed intervention on the historic building and its fabric is clearly and convincingly justified, kept to the minimum necessary and sensitively designed so to minimise any impact on the historic fabric, special interest and heritage significance of the building. Hope this clarifies the way forward.