

Officer's Report

Application Number	HGY/2023/0772
Type	Listed building consent (Alt/Ext)
Location	The White House, 10 Highgate High Street, Hornsey, London, N6 5JL
Proposal	Replace existing front door with a new front door with the same appearance as the existing door.
Case Officer	Oskar Gregersen
Valid Date	20/03/2023
Applicant	Mr Philip Shaw
Agent	

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/0772

Date received: 20/03/2023

Address: The White House, 10 Highgate High Street, London, N6 5JL

Proposal: Replacement of existing front door with a new front door of the same appearance as the existing door

Applicant: Mr Philip Shaw

Ownership: Private

Officer contact: Oskar Gregersen

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing

Informatives:

- 1) Land ownership

- 2) Hours of construction
- 3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of the front door to a Grade II listed building on Highgate High Street, with a new one of a very similar appearance.

Site and Surroundings

4. The application site is a 3.5 storey Grade II listed (List Entry Number: 1358867) dwellinghouse on Highgate High Street. The application site is nestled between two large residential buildings opposite Omved Gardens.

Relevant Planning and Enforcement history

4.1 The most recent planning history in relation to the site is as follows.

4.2 There is no planning history in relation to the site.

5. CONSULTATION RESPONSE

5.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer:

‘As described in the listing and evidenced in the submitted Heritage Statement the existing door is a modern feature which is not of any special architectural or historic interest, and which does not contribute to the significance of the designated heritage asset.

There are no objections to the proposals however, it is recommended that the following condition, or similar, be attached to any decision notice issued:

- The external finish colour of the proposed door shall match that of the existing unless otherwise agreed in writing by the Local Planning Authority’.

External:

2) Historic England:

‘On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England’s Greater London Archaeological Advisory Service under their consultation criteria’.

6. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 25 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- None

5.5 The following issues raised are not material planning considerations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity;

Impact on the character and appearance of the conservation area

6.2 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.3 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

6.4 The proposal seeks the replacement of an existing timber door, with one finished in similar materials. Extensive documentation has been submitted to support that the proposed door would not impact negatively on the character of the host dwellinghouse as a Heritage asset, or the surrounding conservation area.

6.5 LBH Conservation Officers were consulted on the proposal, as well as Heritage England. The comments on this proposal were that the works were acceptable however the LPA should add a condition that states the proposed colour of the door should be maintained in an effort to minimise any impact on the character of the surrounding area.

6.6 It is deemed that the proposed works take care to minimise any impact to the host dwellinghouse and surrounding area, and therefore the proposal can be supported as effort is being made to maintain the structural integrity of an important heritage asset.

Impact on neighbouring amenity

6.7 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6.8 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

6.9 Officers deem that the replacement of the door would not impact on neighbouring amenity, as it is the only external work proposed to the exterior of the dwellinghouse, and would see the replacement of the door with a like for like example without any new openings proposed.

Conclusion

6.10 The proposal is considered acceptable as the new door would be of similar appearance to the existing, and there are no other changes proposed to the site. Additionally Historic England and LBH Conservation Officers took no issue with the proposal and therefore it is deemed to not be detrimental to a heritage asset or the surrounding conservation area.

6.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/0772

Subject to the following condition(s)

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.