

Officer's Report

Application Number	HGY/2022/4382
Type	Listed building consent (Alt/Ext)
Location	47 North Road, Hornsey, London, N6 4BE
Proposal	Listed building consent for the replacement of roof slates, ridge tiles and roof coverings including roof access hatches.
Case Officer	Matthew Gunning
Valid Date	09/12/2022
Applicant	Mr and Mrs Trevor and Sarah Beeton
Agent	Frixos Kyriacou

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representations were received in response to notification and publicity of this application.

Conservation Officer - The application is now supported by a sound condition survey and heritage statement, the nature, location, and extent of damage are clearly described, and the proposed works are convincingly justified. There is no objection from the heritage conservation perspective to the proposed works and the application is supported. A condition should be imposed requiring the submission of further detail.

2. REASONS FOR GRANTING PERMISSION

Site and surroundings

The application property, is situated on the western side of North Hill almost opposite Highgate School. The site is also located in the Highgate Conservation Area and is surrounded by historic buildings. As can be viewed from the listing details the property was built as one house and now contains two properties. No.47 is a particularly attractive C18 century 3 storey building. The roof is not mentioned in the listing, however it sits discreetly behind the raised parapet of the house and cannot be seen from the street.

The description of the building listing is as follows: "Late C18 house of 3 storeys, 4 windows, now as 2 dwellings. Stock brick with stone coped parapet, tall proportions. Gauged flat brick arches to recessed sash windows with glazing bars. No 47 has C19 door of 2 fielded panels, with cornice head and blocked fanlight, in reproduction pedimented doorcase. No 49 has modern 6 panel door with cornice head and blocked fanlight under round gauged brick arch.

Proposal

This is an application for listed building consent for the following works:

- replace the roofing materials as there is a significant amount of the slates and ridges and roofing materials require replacement to maintain the integrity of the roof.

The application includes a Roofing Report by the Contractors depicting the condition of the roof as well as plans and a Heritage Statement, as updated.

Design and impact of the character and appearance of the Grade II listed building

As noted above the host property forms part of a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest”.

The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
 - Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
 - Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
 - Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.
- o The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

The proposed works are considered to be acceptable, subject to further detail being provided, as secured by way of a planning condition.

The proposal here complies with Local, London and National policies relating to heritage assets including the Conservation Area; and the statutory duty to preserve the special interest of this Listed Building, having given considerable importance and weight when assessing this application.

All other relevant policies and considerations, including equalities, have been taken into account. 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 subject to conditions

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 The development hereby permitted shall be carried out in accordance with the approved

plans and detail listed above.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 3 Notwithstanding the details included in the drawings and/or documentation submitted further details in respect of the following matters shall have been submitted to and approved in writing by the local planning authority and thereafter adhered to and implemented accordingly:

- Works should be carried out by a heritage contractor and should be supervised by a heritage conservation professional;
- A programme of works should be submitted to the Planning Authority who should be notified about the commencement and conclusion of works;
- Photographic records of salvaged tiles;
- Quantities, material specification and samples of replacement tiles;
- Material specification of vapour permeable non-woven under slating felt;
- Material specification of softwood battens and counter battens;
- Material specification of roof insulation at ceiling joist level.

Thereafter, the works should be carried out by a heritage contractor and should be supervised by a heritage conservation professional.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.