

Officer's Report

Application Number	HGY/2022/2556
Type	Listed building consent (Alt/Ext)
Location	42, Southwood Lane, London, N6 5EB
Proposal	Listed building consent for alteration and repair to interior and exterior of building
Case Officer	Matthew Gunning
Valid Date	22/09/2022
Applicant	Ms Speake
Agent	Ms Maria Speake

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

Highgate Society – The following comments were made as summarised:

- Removal of the original central wall and the blocking up of an original doorway – the original outside rear wall, which has already largely been removed to accommodate the 1966 extension, would be further reduced.
- Removal of almost all the original internal fabric, and some external fabric, on this level.
- Replacement of the back wall of the 1966 extension with bi fold doors is inappropriate for this house. - the existing windows could be improved upon but by windows of a sympathetic size and scale.
- Original wall forming one side of the entrance and staircase hall is to be demolished.
- Replacement of double doors into the sitting room on the garden side with sliding doors.
- Removal of a central wall and insert a central bathroom on the second floor.
- Removing or substantially reducing every original internal wall in the house.

Highgate CAAC - The structural engineer's report states that the horrendous lean on the chimney(s) arises from movement in the roof structure. The drawings state that the roof will be re-slatted but nothing more. Haringey should ask details for the remedial structural works to be provided now and that, by Condition, a structural engineer must be employed throughout the project and not just for the roof and chimney(s) but for alterations generally to the original structure. For example we note that the central 'spine' supporting wall is to be removed at second floor level and the load of the valley beam passed down through the structure in a manner quite different from the existing arrangement, setting up different stresses in the structure from top to bottom. Full structural details of the implications of this change are required. Changes to the unusual original plan layouts (which arise from the magnificent views from the rear rooms) should be avoided. The sliding doors to an enlarged opening from the ground floor hall to the front room alter the character and understanding of the house.

Do not wish to see an original mantelpiece removed from one room and relocated in another. Full details of 'opening up' chimney breasts and associated works to hearths, etc. should be required.

The London and Middlesex Archaeological Society – As summarised:

- Proposed replacement of the sash windows in the front elevation with double glazed versions gives cause for concern – the loss of this window, therefore, should be avoided, especially since no evidence is provided for the existing window to be in a state of poor repair.
- Concerned about the proposed relocations of elements of existing fireplaces in the lower ground floor rear room and first floor front room to the at present incomplete fireplace in the lower ground floor front room.

- The proposals require some modification before the development can proceed.

Conservation Officer - As reflected in the comments below is supportive of the works as amended.

2. REASONS FOR GRANTING PERMISSION

Site and surroundings

The application site is a late Georgian terrace house, built of London stock brick and is a version of the standard London terrace house plan, with a front and back room on each floor linked by the stair. The property is part of a continuous terrace of houses listed/ Grade II in May 1974. Southwood Lane lies within the Highgate Conservation Area.

Proposal

This is an application for Listed building consent for alterations and repair to interior and exterior of this property. As reflected in the amended plans/ the amended heritage statement etc, the extent of the works proposed have changed to positively take a more conservative approach to protecting this listed building.

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.

The proposed alterations and repairs to interiors and facades of the building have been discussed with Officers and have been informed by the structural and heritage assessments that underpin this application.

The works will help decluttering the listed building from later, poor quality additions and repairing it as necessary, including the damaged chimney, while optimising its internal spaces and seizing the opportunity to repair and enhance the quality of both front and rear elevation, complementing the rear elevation with a new timber patio door leading to the rear garden.

Overall, the proposed works will contribute to improve the appearance and use of the listed building and are supported from the heritage conservation perspective. The proposed works as amended would preserve the setting, of this Grade II listed building and the character and appearance to this part of Highgate Conservation Area

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.

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:
 - Heritage method statement for removal of canopy and drainage pipes from front elevation and subsequent repairs to facade
 - Method statement for refurbishment of existing windows and balconies to rear elevation
 - Detail drawings to scale 1:10 of typical retained window upgraded with new double glazing.
 - Detail drawing to scale 1:10 and material specification of new rooflight to north roof slope.
 - Heritage method statement for demolition and infill works to basement floor.
 - Heritage method statement for demolition and infill works to ground floor.
 - Heritage method statement for demolition, infill, and ceiling works to first floor to create a single master bath.
 - Heritage method statement for demolition of partitions and stair to second floor
 - Detail drawings to scale 1:20 of new timber staircase from first to second floor to match original.
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.

