

Officer Report

Application Number:	HGY/2023/0722
Application Type:	Listed building consent (Alt/Ext)
Address:	2 Southwood Lane, Hornsey, London, N6 5EE
Proposal:	Replacement of the existing stone floor tiles in kitchen/dining area located in lower ground floor of the property, for larger sized and coloured porcelain floor tiles
Case Officer:	Josh Parker
Valid Date:	14/03/2023
Applicant:	3
Agent:	Oliver Fox

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for listed building consent for the replacement of the existing stone floor tiles in kitchen/dining area located in lower ground floor of the property, for larger sized and coloured porcelain floor tiles.

Site and Surroundings

No 2 Southwood Lane is part of a grade II listed building located within the Highgate Conservation Area. This part of the Conservation Area has a high concentration of listed buildings. 2 Southwood Lane, is originally C170 (or potentially earlier, building with a red brick frontage with a modern Victorian style shopfront. It marks the beginning of an important terrace of C18-19 buildings. 2 Southwood Lane was converted into two flats in the 1970s.

Consultation

Highgate CAAC -The application fails to identify the fabric of the floor beneath the existing Tiles. Possibility that there is original fabric dating 18th century or earlier.

Officer response: The original fabric was compromised through historic application HGY/1998/1340), granted to lay a concrete slab and tiled floor in the current kitchen.

LBH Conservation – As per below: The existing finishes are modern and of a similar type, i.e. tiles, to the existing. In 1998 permission (HGY/1998/1340) was granted to lay a concrete slab and tiled floor in the current kitchen. This means that the proposed tiles would lie on this concrete slab. It is unlikely that the works would uncover fabric of significance given the previous works, but this could be covered by a contingency condition should it felt to be necessary.

It is noted that there is a historic timber post in the middle of the room, however the existing tiled floor has been installed around this and this could be replicated with the proposed floor and could be ensured by the following conditions.

Notwithstanding the consent hereby granted, none of the timbers forming the structural frame of the building shall be cut removed or otherwise altered without the written consent of the Local Planning Authority except where indicated otherwise on the approved drawings.

Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority

Reason: To preserve and negate the impact on the character, appearance and historical significance of the grade 2 listed building in accordance with policy DM 9 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017) and relevant policies of the London Plan 2021.

MATERIAL PLANNING CONSIDERATIONS

Impact on Listed Building / Conservation Area

As noted above the subject property is 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" (Sections 16 (2) and 66(1), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72).

The requirements of Local Plan policy SP12 'Conservation' and adopted policy DM9 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building.

As the conservation officer mentions, the existing finishes are modern and of a similar type, i.e. tiles, to the existing. In 1998 permission (HGY/1998/1340) was granted to lay a concrete slab and tiled floor in the current kitchen. This means that the proposed tiles would lie on this concrete slab. It is unlikely that the works would uncover fabric of significance given the previous works, but this could be covered by a contingency condition should it felt to be necessary.

It is noted that there is a historic timber post in the middle of the room, however the existing tiled floor has been installed around this and this could be replicated with the proposed floor and could be ensured by condition.

Overall it is considered that proposed works therefore will not negatively impact the character or appearance of the listed building or harm its significance. In this instance, it is felt that the proposed development would have no impact on the significance of the listed building and would be considered necessary to preserve the building for a sustainable future use. As such, the works would preserve the original character and appearance of the building, in line with the Council's statutory duty under Section

66 of the Planning (Listed Building and Conservation Area) Act 1990. The scheme is, therefore, acceptable in compliance with the above policies.

The proposal is therefore considered to preserve the character and appearance of the listed building and of the Highgate Conservation Area. The proposed development is considered to comply with Policy DM1, DM9 & DM12 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017) and relevant policies of the London Plan 2021.

Recommendation

Grant Listed Building Consent

Conditions:

- 1 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 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 Notwithstanding the consent hereby granted, none of the timbers forming the structural frame of the building shall be cut removed or otherwise altered without the written consent of the Local Planning Authority except where indicated otherwise on the approved drawings.

Reason: To preserve and negate the impact on the character, appearance and historical significance of the grade 2 listed building in accordance with policy DM 9 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017) and London Plan 2021.

- 4 Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority

Reason: To preserve and negate the impact on the character, appearance and historical significance of the grade 2 listed

building in accordance with policy DM 9 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017) and London Plan 2021.