



Officer Report

Application Number:	HGY/2023/0960
Application Type:	Full planning permission
Address:	Flat C, 32-34 Highgate High Street, Hornsey, London, N6 5JG
Proposal:	Proposed installation of three rooflights and enlargement of existing rear dormer window.
Case Officer:	Ben Coffie
Valid Date:	12/05/2023
Applicant:	Anton Bielecki
Agent:	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Full Planning permission is sought for the installation of three new rooflights and enlargement of existing rear dormer window, to facilitate the internal changes to the building being sought in the corresponding application for Listed building consent (Ref: HGY/2023/2381) for the removal of carpet for the restoration of floorboards, removal of partition wall; relocation of principal bedroom, new internal openings in new living room, new laundry/boiler area created, boiler moved, kitchen larder over stairs extended.

This application is a resubmission of a previous refusal (HGY/2022/2545 & HGY/2022/2546) where listed building and planning permission were sought for the removal of carpet for the restoration of floorboards, installation of five conservation roof lights, ceiling heights raised in new living room, relocation of principal bedroom, new internal openings in new living room, new laundry/boiler area created, boiler moved, kitchen larder over stairs extended.

Apart from introducing the enlargement of the existing dormer to allow light to the bathroom, most aspects of the proposal have been similar it has undergone the below changes during the course of the application:

- The proposed dormer has been made slightly smaller to reduce the visibility of the exposed timber.
- The increase in the number of rooflight from two to three.
- Proposed ceiling height has been brought back to its original position.

Site and Surroundings

The proposed development site (the Site) is the Grade II listed 24-40, Highgate High Street (List Entry Number: 1358868). It is also located within the Highgate Conservation Area.

The listing describes the Site as: 2. Row of C18 3 storey, 2 window buildings with alterations, Mostly stock brick but No 22, 24, 38 and 40 are stuccoed. All have parapet fronts, mostly concealing roofs although an occasional high pitched tiled roof may be seen. Sash windows, mostly with glazing bars. Nos 32-36 have moulded stucco architraves, those of Nos 32 and 34 being segment headed and shouldered. These numbers also have 2nd floor band. On ground floor shops. No 24 early-mid C19, No 26 late C19, No 28 modern, No 30 late C19, Nos 32 and 34 modern, Nos 36 and 38 early C20, No 40 modern. Included for group value.

CONSULTATION RESPONSES

LBH Conservation Officer: Amended drawings have helped alleviate some of the previous concerns over the alterations to the ceilings and the result issues around the rooflights, partitions, and structural issues. Though the partitions have not been altered to be square to better reflect the style of the building, the retention of the ceiling will reduce their incongruity. The removal of some of the internal openings is welcomed.

Two conditions are recommended regarding details of finishes and external materials.

REPRESENTATIONS

Local Representations

The application has been publicised by way of a press notice, a site notice displayed in the vicinity of the site, and letters. No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

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 requirements of Local Plan policy SP12 'Conservation' and Development Management

With regards to the original floorboards, no concerns are raised in principle to this element subject to more information upon their condition and the type of insulation between the joists below, as this should be of natural fibres.

It is recognised that the proposed works maintains the demolition of several walls which was initially established to cause the loss of some historic fabric, however given the retention of the ceiling height, it is concluded that the historic plan and character of the Listed Building would not be significantly compromised and would result in the harm of the historic plan of the asset.

Externally the new dormer window has been altered with regards to its size to reduce the exposure of the timber framing. In this case only one rafter would be exposed however, the retained rafter would sit between the framing of the window opening within the dormer to reduce its incongruity. The dormer window would sit relatively quietly on the rear elevation and would represent an appropriate relationship and appearance with the structure of the building.

Regarding the impact on the Conservation Area, the rear of the building has already been altered, and many of the buildings within the group have dormer windows to the rear. An additional dormer window in the location and at the scale and design shown would be a discreet addition which would not have an impact on the significance of the conservation area. Lastly the proposed installation of three rooflights would not create a cluttered appearance within the roof which is visually jarring given they would be located within the valley of the roof and are proportionately spread out.

Consequently, the rooflights will not harm the architectural interest of the listed building and would not have a detrimental impact against the conservation area.

Conclusion

Overall, the proposals would not fail to preserve the special interest of the listed building, contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the NPPF, there will be no harm against any heritage asset, Paragraph 202 being relevant.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be refused for the reasons set out above. The details of the decision are set out in the attached decision notice.

RECOMMENDATION

Grant Planning Permission.

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 Prior to the the installation of the new windows further details of the proposed windows including materials, finish, joinery details and detail sections at a scale of 1:10 or 1:5 of the widows' cills, reveals, jambs, lintels and glazing bars. Details shall adequately demonstrate the relationship and any interaction and connections with the existing rafters. The details shall be submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

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.

- 4 No works on the exterior of the building shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

A schedule of the materials to be use and their specification should be submitted in writing to the LPA. Arrangements should be made for the viewing of the samples on site.

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.

- 5 Prior to the installation of the insulation, details of the proposed material specification for the insulation shall be submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

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.

- 6 The rooflights shall be of a conservation style and shall sit flush with the external finish of the roof slopes.

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.

- 7 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

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.

- 8 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: 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.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.