



Officer Report

Application Number:	HGY/2023/1488
Application Type:	Householder planning permission
Address:	54 Southwood Lane, Hornsey, London, N6 5EB
Proposal:	Minor internal alterations & replacement of rear windows at lower ground floor level of a Grade II Listed Building.
Case Officer:	Josh Parker
Valid Date:	06/06/2023
Applicant:	Director Stuart Dowden
Agent:	Director Stuart Dowden

RECOMMENDATION

Approve with Conditions

Proposed Development

This application is for 'Minor internal alterations & replacement of rear windows at lower ground floor level of a grade II listed building'.

This listed building application is running concurrent with listed building application ref: HGY/2023/2164.

Site and Surroundings

The site is defined by circa 1800 building of 3 storeys, 4 windows. Stock brick with stucco frieze, cornice and blocking course. Banded rusticated stucco ground floor. Raised slated mansard with dormer at left. Gauged flat brick arches to sash windows with glazing bars in stucco-lined reveals. Ground floor has projecting centre section with a through passageway giving access to No 50. No 54 has half glazed door with rectangular fanlight. Included for group value.

The building is listed and forms a group with Nos 24 to 54. As such site is also apart of the Highgate conservation area.

Consultation

LBH conservation - Crittal windows and doors on the original rear elevation replacing the existing timber ones is not appropriate for the design of the existing building and would be considered to cause harm to the significance of the listed building as they would be incongruous additions, particularly when the rest of the rear elevation would retain its timber windows

Officer comments: The Crittal windows and doors have since been revised to reflect a more sympathetic hardwood option. Amendments to the windows/doors alleviate concerns and therefore the proposal would now be considered to have a neutral impact on the significance of the listed building and the Highgate conservation area. Conservation now supports this application subject to conditions.

The impact of the proposed development on the character and appearance of the 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 proposals seeks to complete minor internal upgrades and replace the rear windows on the lower ground. A key sub-area objective of Southwood Lane is within the Highgate Neighbourhood Plan (July2017) is to enhance the legibility of Highgate's heritage assets which complement the town character and function.

The proposal seeks for a number of internal and external works comprising of:

Lower Ground Floor

- Windows to be altered;
- New timber staircase/handrail and timber spindles to match existing;

Ground Floor

- New timber railing and painted timber to match existing;
- Opening to be infilled;
- Cupboard to be removed;

Second Floor

- Shower room to be removed to reinstate original room space;
- Bathroom to be altered;

Third floor

- Bathroom to be refitted;
- Wardrobe to be refitted.

The conservation officers advises that the proposed alterations to the dwelling house of grade II listed property located at No 54 Southwood Lane are now acceptable. These works have been discussed with officers throughout the application tenure with the understanding building is listed and in a conservation area. The proposal has been sensitively designed to a sufficient level of detail and will very desirably enhance the living conditions and maintaining the heritage assets impacted by these works. As such, officers have helped worked with the applicant to tweak the design to neutralise harm on the listed building and conservation area. The proposed works are acceptable from a conservation perspective subject to conditions.

Overall it is considered that proposed works therefore will not negatively impact the character or appearance of the listed building or harm its significance. It is considered that the works are required in order to retain the residential character of Highgate Conservation Area. The works have been carefully informed by the identified significance and historic development of the area, as well as each individual listed building that could be impacted by the works.

Impact on the amenity of the adjoining occupiers

Overall it is considered that the proposals would not harm the amenity of the neighbouring properties given the nature of the proposed works.

Transportation consideration

Works are minor in nature and would not largely benefit from a construction management plan (CMP).

Conclusion

The proposed works are considered acceptable and would result in a neutral effect when considering visual amenity of this listed building. It is therefore considered to preserve the character and appearance of the Conservation Area and listed building.

Conditions:

- 1 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.

- 2 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.

- 3 No external works involving the removal or insertion of windows and doors shall be carried out on the site until details of the proposed windows and doors including details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the cills, reveals, jambs, lintels and glazing bars, have been supplied 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 ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 4 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

Informatives:

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.