Officer Report

Application Number:	**HGY/2023/2164**
Application Type:	**Listed building consent (Alt/Ext)**
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:	
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 application ref: HGY/2023/1488.

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 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;
- 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; and
- 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 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 subject to conditions. 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 during the life span of the application 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 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.

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 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 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 electrical, plumbing, and ventilation services, including service routes shall not be chased in and shall not cut, remove, or otherwise alter the historic fabric of the building unless details of the proposed services and service routes are first 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 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 No works to the existing staircase shall be carried out on the site until details of the proposed staircases including details of the proposed balustrade and its connection to the existing structure including to scale drawings at a scale of 1:10 or 1:20 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 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 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 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: 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.