



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/4019
Date: 08/03/2023

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land Fronting 86 - 114, Southwood Lane, Hornsey, London, N6 5SY.

Built Heritage Advice pertaining to an application for: Repair and partial rebuild of a brick pier and strengthening of a section of the boundary wall facing Southwood Lane and adjacent to Highstone House (60a Jacksons Lane).

The proposed development site (the Site) is a locally listed structure within the Highgate Conservation Area.

In statutory terms the significance of the heritage asset has been recognised by its designation as a conservation area, which reflects its 'special interest'. The Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act 1990) states that Local Planning Authorities have a statutory duty to ensure that 'special attention shall be paid to desirability of preserving or enhancing the character or appearance of that area.'

Furthermore, Paragraph 199 of the National Planning Policy Framework (NPPF) states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

A Heritage Statement, structural engineers report, schedule of repairs, and methodology has been submitted in support of the application.

There are no objections to the proposals as detailed within the submitted documents.

Yours sincerely,

Samantha Pace BA (Hons) MSc IHBC



Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter