



Officer Report

Application Number:	HGY/2026/0146
Application Type:	Listed building consent (Alt/Ext)
Address:	7 High Point 1, North Hill, Hornsey, London, N6 4BA
Proposal:	Listed building consent for the removal of non-original communicating door on bedroom and replacement of walk-in shower with bathtub. Floor coverings to be changed.
Case Officer:	Josh Parker
Valid Date:	19/01/2026
Applicant:	Mr Jonathan Caplan
Agent:	Mr Constantine Koritsas

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The subject site contains land to the immediate south of the High Point II building within its curtilage, located on the western side of North Hill, N6. The surrounding uses are predominantly residential. Highpoint II is a Grade I Listed building. The site is located within the Highgate Conservation Area.

2. PROPOSED DEVELOPMENT

Listed building consent for the removal of non-original communicating door on bedroom and replacement of walk-in shower with bathtub. Floor coverings to be changed.

3. CONSULTATION

The following were consulted as part of this application:

- Highgate CAAC
- The Highgate Society
- Historic England
- LBH conservation

LBH Conservation Officer

With these amendments/clarifications which will maintain the original tiled floors and an annotation that no services alterations are proposed the proposed works are considered acceptable and would have a neutral impact on the significance of the GI listed building.

As there are changes to the thresholds to the tiled rooms and it would affect the edges of this flooring, the following condition is recommended:

- The existing tiled flooring in the utility room, bathroom and WC shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless otherwise specifically authorised on the drawings hereby approved.

Reason: In order that the special architectural or historic interest of this Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Officer comment: condition has been adopted.

Historic England

- No objections

Local Consultation

A notice was placed in the local press and a site notice displayed outside the building. One comment was received during the statutory consultation period.

Highgate Highgate Conservation Area Advisory Committee (CAAC)

Given that this is a well documented Grade 1 listed building, Highgate CAAC would like to be assured that the heritage analysis is correct about the original and subsequent layouts of this particular type of Highpoint flat.

4. ASSESSMENT

The key consideration is the effect of the proposed works on the special architectural and historic interest of this Grade I listed building.

The National Planning Policy Framework (2024) requires decision-makers to consider the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution heritage conservation makes to sustainable communities, and the desirability of new development contributing positively to local character and distinctiveness. Paragraph 208 requires that where a proposal results in less than substantial harm to a designated heritage asset, this harm must be weighed against the public benefits of the proposal.

London Plan Policy HC1, Local Plan Policy SP12, and Development Management Policy DM9 all require development to conserve and enhance the significance of heritage assets and their settings. The subject site is a Grade I listed building that contributes positively to the character and appearance of the Highgate Conservation Area.

The revised alterations are internal which would return the former layout back how it was historically constructed and works are not believed to contribute any redeeming features towards its listing. The changes to the thresholds to the tiled rooms and it would affect the edges and the condition suggested by the conservation officer to retain the original tiles has been attached to the permission.

Conclusion

The proposed works would have a neutral impact on the historic fabric and would not harm the architectural or historic interest of this Grade I listed building. The alterations enhance safety, accessibility and functionality within a space that is itself a later adaptation of non-principal areas. The proposals comply with the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are acceptable in heritage terms. Listed Building Consent is therefore recommended for approval, subject to standard conditions.

5. RECOMMENDATION

Approval, subject to conditions.

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: HP7 01, HP7 FLR rev A, HP7 02 rev A, HP7 03 rev A, HP7 05 rev A, HP7 04, HP706rev A, Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The existing tiled flooring in the utility room, bathroom and WC shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless otherwise specifically authorised on the drawings hereby approved.

Reason: In order that the special architectural or historic interest of this Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.