



Officer Report

Application Number:	HGY/2026/0318
Application Type:	Listed building consent (Alt/Ext)
Address:	Flat 48, High Point 1, North Hill, Hornsey, London, N6 4BA
Proposal:	Like for like replacement timber framed "loggia" window.
Case Officer:	Mercy Oruwari
Valid Date:	05/02/2026
Applicant:	Mr Justinas Normantas
Agent:	Ms Nicky Mylius

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The application site forms part of Highpoint 1, located on North Hill, Highgate. The building is Grade I listed and is also situated within the Highgate Conservation Area. Highpoint 1, designed by Berthold Lubetkin and completed in the mid-1930s, is internationally recognised for its architectural and historic significance as an early and highly influential example of modernist residential architecture.

The application relates to Flat 48, situated on the upper levels of the building. The works concern a timber framed "loggia" window located on the inner elevation overlooking the communal garden. The loggia encloses what was originally a drying balcony and is one of a consistent series of such enclosures visible across the elevation.

2. PROPOSAL

Listed Building Consent is sought retrospectively for the like-for-like replacement of a decayed timber framed loggia window. The replacement window has been installed to replicate the appearance and detailing of the former window, including its proportions, glazing pattern, materials and painted finish.

The submitted details confirm that the replacement window comprises a timber frame in sapele, glazed with 4mm toughened glass, finished in white paint (RAL 9016, 30% sheen). Existing steel-framed opening casements have been retained and reinstalled.

The replacement was undertaken following the discovery of extensive decay to the previous window during scaffolding works associated with previously approved listed building consent for repair and redecoration works to the building.

3. RELEVANT PLANNING HISTORY

There's no previous history for this flat.

4. CONSULTATION RESPONSES

LBH Conservation Officer - The Conservation Officer raised concerns that the original submission did not include a sufficiently detailed heritage statement, condition survey or comparative drawings demonstrating that the replacement window would fully replicate the existing. Given the Grade I status of the building, it was considered that insufficient information had initially been provided to assess the potential loss of original fabric or heritage impact.

Agent Response - The agent advised that the full extent of decay to the original loggia window was only revealed once scaffolding was erected for works approved under reference HGY/2025/0480. The timber was found to be significantly deteriorated and beyond viable repair. Due to the condition of the window and the limited timeframe during which scaffolding was in place, the client proceeded with a like-for-like replacement to prevent further deterioration and potential harm to the building.

The agent confirmed that the replacement window was surveyed directly from the original and constructed to match it in all material respects. Officers were invited to inspect the works on site following installation.

Note: Officers have visited the site and inspected the replacement window in situ. It is noted that the works have been carried out to a high standard of workmanship.

Highgate CAAC - Contrary to the statement this column of loggia windows are clearly visible from the public realm of North Road. This loggia window with 2x opening corner panes does match the windows on the floors below or other similar columns within the block. This may have occurred without permission or before the listing. The replacement windows should match those below and elsewhere in the block.

5. PLANNING ASSESSEMENT

As noted above the host property forms part of a Grade I 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 works comprise the replacement of a decayed loggia window that encloses a former drying balcony. While loggia enclosures are a consistent feature of the elevation, they are not considered to form part of the original 1930s design intent of the building. Nevertheless, they contribute to the building's evolved historic fabric and appearance and require careful consideration.

The replacement window has been installed on a like-for-like basis and replicates the former window in appearance, proportions, materials, glazing configuration and finish. The retention and reuse of the existing steel-framed opening casements further limits the loss of historic fabric. Officers are satisfied that the replacement does not introduce incongruous detailing or materials and does not alter the architectural composition or character of the elevation.

Although the Conservation Officer expressed concern regarding the initial lack of detailed documentation, the completed works as inspected demonstrate that the replacement achieves a neutral heritage outcome. The intervention prevents further decay, secures the weather-tightness of the building, and preserves the special architectural interest of Highpoint 1.

Officers therefore consider that the proposal does not result in any harm to the significance of the Grade I listed building and accords with the statutory duty to preserve listed buildings and with relevant local and national planning policy.

The retrospective application for the like-for-like replacement of the decayed timber framed loggia window is considered acceptable. The works have been carried out to a high standard, preserve the character and appearance of the Grade I listed building, and secure the continued conservation of its fabric.

Having had special regard to the desirability of preserving the listed building and its features of special architectural and historic interest, Listed Building Consent is recommended for approval.

6. RECOMMENDATION

This application is therefore recommended for approval and given that the works have been completed the imposition of conditions is not necessary.

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:

- S1579 - Highpoint - REV 1
- 2545.PL.10.046-EX ELE 7
- Location Plan

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

