



Safia and Thomas Mulvaney

41 NORTH HILL N6 4BS

Heritage Assessment

Project Ref: H01834

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EXECUTIVE SUMMARY

Introduction

This Heritage Assessment has been prepared by HEA on behalf of Safia and Thomas Mulvaney. Planning permission and listed building consent are being sought for a roof extension to the building at 41 North Hill N6 4BS. This is an unlisted building located within the Highgate Conservation Area and the setting of a number of listed buildings.

Heritage Assets

Following a thorough review of relevant considerations, it is our view that the following heritage assets have the potential to be affected by the proposals:

Conservation Areas	
Highgate (Haringey) Conservation Area	
Listed Buildings	
Name	Grade
Number 43 (Incorporating Number 45)	Grade II (NHLE 1079185)
47 and 49, North Hill N6	Grade II (NHLE 1079186)

Summary of Proposals

The application scheme comprises:

- A roof extension with solar panels
- A refresh of the front façade
- Demolition of two chimney stacks
- New green roof to outrigger
- A balcony/terrace and
- A replacement glazed porch to the side of the property.

Summary of Conclusions

Non-Designated Heritage Assets			
Name		Nature of Impact	Magnitude
None		N/A	N/A
Conservation Areas			
Name		Nature of Impact	Magnitude
Highgate (Haringey) CONSERVATION AREA		Beneficial to Neutral through effect on setting	Moderate Beneficial
Listed Buildings			
Name	Grade	Nature of Impact	Magnitude
43 North Hill	II	No Harm	N/A
47 and 49 North Hill	II	No Harm	N/A

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. HEA has been commissioned by Safia and Thomas Mulvaney to produce a Heritage Assessment (HA) to accompany a planning application at 41 North Hill N6 4BS (hereafter referred to as the subject property). The subject property is located within the administrative boundary of Haringey London Borough Council.
- 1.1.2. The scheme is for a roof extension (an additional storey), removal of two chimney stacks, re-roofing the rear outrigger with a green roof, refresh of the front façade and a replacement glazed porch to the side of the property. It is also proposed to include a new rear terrace/balcony and solar panels on the rear roof.
- 1.1.3. Previously, there was a Pre-application (**PRE/2024/0396**) for a replacement additional storey of mansard roof and porch including the demolition of two chimney stacks. The responses were detailed and included the need for an assessment of the impact of the development on the listed buildings adjacent and the individual buildings appearance within the conservation area. This report aims to provide this assessment.
- 1.1.4. The subject property is an unlisted building situated in the Highgate Conservation Area (Sub area 1 – Village Core (CA)).
- 1.1.5. As part of this process preapplication advice was sought to review several options for the design of the roof extension. These options were produced to facilitate discussions with Officers and identify a suitable design. This approach was intended to ensure that any proposed design was then developed, with Officers, in a way that meets their concerns and will ensure that the proposal sits sensitively in relationship to its host property, the nearby listed buildings, and the adjacent section of the conservation area within which it would be located.
- 1.1.6. Following the pre-application consultation (**PRE/2026/0039**), Option 1 of the 3 designs (Townhouse) was selected as the most appropriate for the building and is now being put forward for the full application.
- 1.1.7. This report has been produced to provide an assessment of the heritage assets that may be impacted by the proposed scheme and the relative advantages and disadvantages of proposed options. Professional expert opinion has been used to assess heritage significance,

based on historic, archaeological, architectural or artistic interest as set out in the NPPF and expanded upon in the PPG.

- 1.1.8. For full details of the subject property and the proposed scheme, reference should be made to the plans and documents produced by Fabric Space.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Assessment is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:

- identify the presence of any known or potential heritage asset that may be affected by the scheme;
- describe the significance of such assets in a proportionate manner, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
- where relevant, determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;

1.3 METHODOLOGY OVERVIEW

- 1.3.1. This HA has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2024) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HA.
- 1.3.2. A site visit was conducted in August 2025 and in February 2026 to analyse the site and to ascertain whether the proposed works will affect the significance of the listed buildings within the study area or the character and appearance of the Highgate Conservation Area. Consideration has been given to the features which contribute to the special interest of these designated heritage assets, including the contribution made by their settings.
- 1.3.3. In addition to the above, the scheme will be assessed in relation to its compliance with the following principal sources:
- The Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF), 2024

- Planning Practice Guidance (PPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Understanding Place – Historic Area Assessments guidance, Historic England, April 2017
- Historic Environment Good Practice Advice in Planning, Historic England:
 - Planning Note 1: The Historic Environment in Local Plans (July 2015)
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
 - Planning Note 3: The Setting of Heritage Assets (December 2017)
 - Advice Note 7: Local Heritage Listing: Identifying and conserving local heritage (January 2021)
 - Advice Note 10: Listed Buildings and Curtilage (February 2018)
 - Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)
 - Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency (July 2024)
- The London Plan (2021)
- Local Planning Policy and Guidance

1.3.4. A summary of key data sources can be found in Appendix 1.

2 THE SUBJECT PROPERTY AND SITE

2.1 SITE LOCATION AND CONTEXT

- 2.1.1. The subject property is located on North Hill, a part of Highgate which exhibits buildings in a wide variety of architectural styles and periods that reflect the broad and rich history of the area. This eclectic mix of buildings, together the verdant tree lined nature of the street scene, define the character and appearance of the Highgate Conservation Area. Despite some unsympathetic interventions in the 20th century, the historic and architectural character of the area is retained to a large extent, and this contributes to the appreciation of the area as a former village on the outskirts of London.
- 2.1.2. The subject property is an unlisted building located within the Highgate Conservation Area (Figure 1; Plate 1-3). According to a plaque on the front of the subject property, the subject building was constructed as early as 1600 and was extended towards the east with the current principal mock Tudor elevation in 1926 (Plate 4).
- 2.1.3. The subject building is located on the western side of North Hill, a tree lined B Road containing predominantly residential properties within the vicinity of the site area. The subject property is bound to the south, west and east by multiple storey residential properties. The subject property fronts North Hill to the east with a brick boundary wall which was extended to the current height in 2023. This boundary treatment contains well established vegetation that separates it from the streetscape (Plate 2).



Figure 1. Site location



Plate 1. The subject building as seen from inside the brick boundary wall, facing west

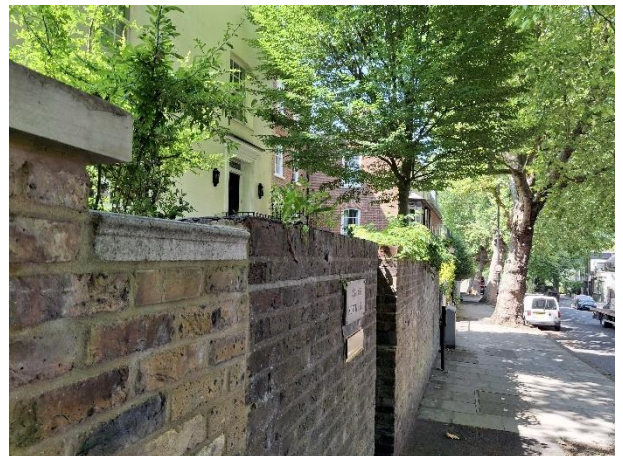


Plate 2. The brick boundary wall and entrance to the subject property, facing north and west

2.2 PLANNING HISTORY

Reference	Address	Proposal	Decision	Date
HGY/1997/0366	41, North Hill, London, N6 4BS	Erection of entrance porch	Withdrawn	1997
HGY/2023/1154	41 North Hill, Hornsey, London, N6 4BS	Construction of new front and side boundary walls and gate	Approved	2023
HGY/2024/1232	41 North Hill, Hornsey, London, N6 4BS	Introduction of a roof light to the rear roof slope and adjustments to rear openings at ground floor	Approved	2024

2.3 HISTORICAL BACKGROUND

2.3.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide a proportionate assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW

2.3.2. The subject property lines the western side of North Hill, an early coaching route from London to the north. The subject property is located to the north of Highgate which developed from the medieval period around a toll gate on this arterial route. Highgate was also positioned at the south-eastern entrance to the medieval Bishop of London's estate used as a hunting ground from 1227 to at least the 1660s. Throughout the post-medieval period, Highgate remained a distinctly rural village approximately 5 miles north west of London. Situated on a picturesque hillside, Highgate became home to the middle classes throughout the 16th and 17th centuries with affluent homes being built within the village and along North Hill. In addition to this, Highgate a stopping place for travellers to and from the city. This growth continued into the 18th century when Highgate contained shops, schools, doctors, and police barracks (Hornsey Historical Society 2025). Into the 19th and 20th centuries, Highgate was

subsumed by the urban sprawl of the city and became a suburb of London, indeed a highly desirable area of it. The built forms which line North Hill today present the architectural diversity that reflects this growth throughout the post medieval period.

2.4 MAP PROGRESSION

- 2.4.1. The following section will review the subject property and its evolution over time based on available map-based evidence. The position of the subject property is depicted as a red point on the following maps (Figure 5-3).
- 2.4.2. The Hornsey Enclosure Map (1815- not reproduced) shows a fairly medium-size detached house on the site of No. 41 with an outbuilding to the north at the end of what appears to be a carriage drive. Prickett's map (1842 – Figure 2) shows a building of a similar size although the footprint has changed somewhat; this may be due to mapping discrepancies and/or alterations; or that it is the same building. The plot of No. 41 and its neighbours are now extended to the roadway, probably a result of the acquisition of former common 'waste' enabled by the Hornsey Enclosure Act of 1813.
- 2.4.3. By contrast, the first OS 1:2500 (1864) shows an irregular row of small cottages (4 units) set closer to the western property boundary, which are almost certainly those in the 1911 photo (Plate 3). They survive in much-altered form today as the rear portion of No. 41. The southernmost unit had gone by the next OS edition of 1915. They typified the very modest dwellings that were built in the area in the early/mid 19th century, housing labourers and those at lower end of the social scale, which were largely swept away in the 20th century.
- 2.4.4. The property was set back from North Hill much as it appears today, albeit without the eastern-most mock Tudor extension. The southern part of the subject building extended to the west where a Public Right of Way was located. To the north of the subject property, the built forms present those currently listed at Grade II. To the south, a series of buildings separated from the subject property align west-east, and to the south of this was a row of what appears to a row of terraces.
- 2.4.5. The 25" Ordnance Survey Map of 1893 shows no changes to the subject building other than a modification to the western-most buildings that adjoin it. Here, a series of walkways had been established on what was then the Inglethorpe estate. There is no change to the wider search area other than the reconstruction of the buildings to the south of the subject property.

- 2.4.6. The 25" Ordnance Survey Map of 1913 shows the no change to the subject property. However, development to the east of the property on the opposite side of North Hill is indicative of the widespread urbanisation of the area. Talbot Road immediately to the east of North Hill, for example, was subsequently laid out by this time and lined with by substantial three storey houses.
- 2.4.7. The 25" Ordnance Survey Map of 1936 shows the newly constructed mock Tudor frontage to the subject property. This was likely to have coincided with a subdivision of the land fronting the property, suggesting that the northern-most part of the subject building within this land parcel formed one unit. Plate 3 shows subject property before and after the construction of the Tudor-styled extension – it would appear that the two northern-most units of the host building are those which comprise the subject property and these originally contained zig-zag chimneys that were subsumed by the mock Tudor extension of the subject building and removed.



Plate 3. Photographs of the host building in 1911 (left) before and after the Tudor extension in 1926 (right). Note: the subject building is most likely the right two units in the first image.

Historic England Archive ref: op16712



Plate 4: The date plaque in the centre of the façade

- 2.4.8. Modern satellite imagery of the subject property (Figure 4) shows the subject property as it appeared in 1936 but with adjoining buildings replaced by modern housing to the south. The open spaces to the rear of the subject property have been developed into an assisted living residence, Hill Homes Care Ltd.



Figure 2 Prickett Map of 1842



Figure 3. Historic mapping

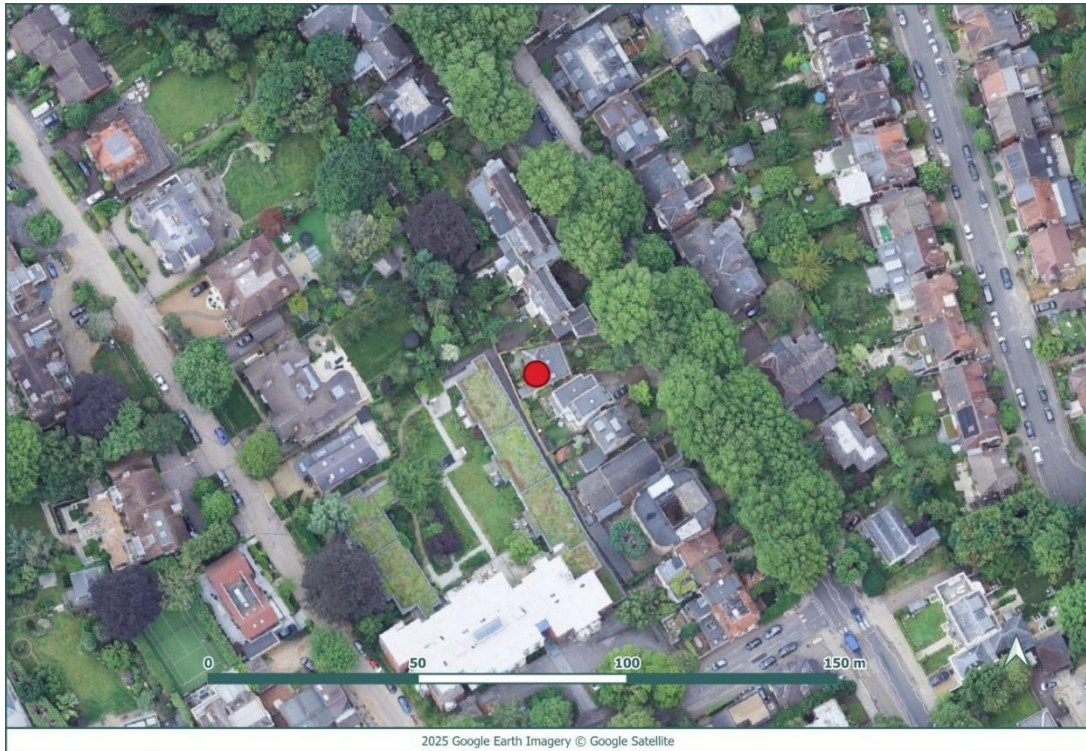


Figure 4. Modern satellite imagery of the subject property

2.5 SITE DESCRIPTION

- 2.5.1. The subject building is a two-storey structure constructed across at least two phases. As mentioned above, a plaque on the eastern elevation suggests that these phases date to 1600 and the east facing mock Tudor elevation in 1926. The Highgate (Haringey) Conservation Area Appraisal queries the accuracy of this plaque but highlights the need for future development to give regard to surviving original features that may remain from this earlier phase (Plate 4).
- 2.5.2. The mock Tudor extension added in 1926 presents render in the style of dark timber beams at first floor level within a flat roof. This parapet is capped by round decorative stones above each corner of the building. At first floor level, there are windows with round arches and these flank a central oculus window. Two large windows are located at ground floor level underneath a wide tiled stringcourse.
- 2.5.3. The subject property is accessed from a stepped paved walkway that leads to an entrance to the north. The original aspects of the building to the rear are not visible from the principal east street facing elevation. The property now sits within its own mature terraced garden

surrounded by large mature deciduous trees which largely obscures the front façade from the surrounding streetscape, particularly in the summer months (Plate 2). This large front garden space retains the memory of the former common land that bordered the road (Plate 3).

3 STATEMENT OF SIGNIFICANCE

3.1 ASSESSING HERITAGE SIGNIFICANCE

- 3.1.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage *'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 3.1.2. A heritage asset is defined in the NPPF (Annex 2) as *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including through local listing).'*
- 3.1.3. The Framework (NPPF Annex 2) goes on to define significance as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.1.4. The PPG expands upon the component interests that can contribute to significance:
- *'archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
 - *'architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
 - *'historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'.*

(Paragraph: 006 Reference ID: 18a-006-20190723)

- 3.1.5. In addition, the setting of a heritage asset is defined in the NPPF as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* Crucially, setting is not an asset in itself but rather, *'Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'* (Historic England, Planning Note 3: The Setting of Heritage Assets (December 2017) p.4).

3.2 SUMMARY OF HERITAGE ASSETS

- 3.2.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area.
- 3.2.2. The size of the search area has been determined based on the prevailing circumstances within the adjacent area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 207 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.2.3. The following heritage assets have been identified as having the potential to be affected by the proposed scheme:

Conservation Areas	
Highgate (Haringey) Conservation Area	
Listed Buildings	
Name	Grade
Number 43 (Incorporating Number 45)	Grade II (NHLE 1079185)
47 And 49, North Hill N6	Grade II (NHLE 1079186)
51, North Hill N6	Grade II (NHLE 1079187)

53 And 55, North Hill N6	Grade II (NHLE 1079188)
North Hill House	Grade II (NHLE 1189268)

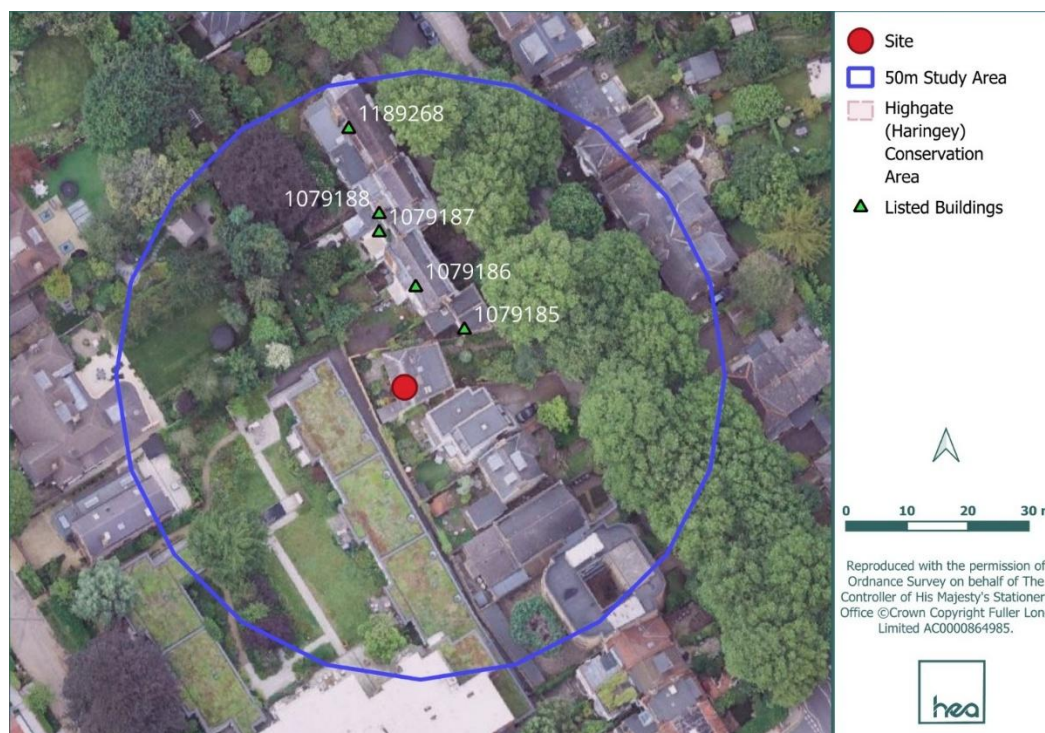


Figure 5. Historic Environment Features Map

3.2.4. Following Step 1 of the Historic England settings guidance, the following heritage assets have been scoped out of further assessment as they do not share clear intervisibility with the subject property due to intervening vegetation and built forms. Principally, they will not be materially affected by the proposed development, nor will they be appreciably affected by a material change to the contribution of setting to their significance.

Heritage Asset Scoped Out	Reasoning/Justification
51, North Hill N6	The proposed roof extension at number 41 North Hill is largely obscured from view of these assets by intervening vegetation and built forms already considered by this assessment. The proposals do not undermine the
53 And 55, North Hill N6	
North Hill House	

	significances of these assets or interfere with their appreciation as quality buildings of Grade II listed status.
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- 3.2.5. Those assets that have potential to be subject to change resulting from the proposed scheme will be considered in more detail below.

3.3 HERITAGE ASSETS LOCATED WITHIN THE SUBJECT PROPERTY: **HIGHGATE (HARINGEY) CONSERVATION AREA**

- 3.3.1. The site is located within the northern part of Highgate Conservation Area located within London Borough of Haringey. The conservation area was designated in December 1967, and the current appraisal was adopted by the London Borough of Haringey in December 2013. The Highgate (Haringey) Conservation Area is of a varied character reflected by seven sub-areas. The subject property is located in Sub Area 1: Village Core.
- 3.3.2. The character and appearance of Highgate Conservation Area's Sub Area 1: Village Core comprises the historic core of the former village of Highgate and the historic routes which developed to serve travellers passing through it. Despite being subsumed by the urban sprawl of London, the centre of Highgate maintains a village-like character, defined in part by the narrow streets, building heights and profiles which make a pleasing silhouette with an appearance of an historic residential context. This character and appearance are maintained to a large degree by the built forms along High Street, North Road and North Hill that were built as country houses or large houses for the upper classes on the outskirts of the village. These built forms reflect the area's rich and varied history and are themselves varied in architectural style as well as period. The earlier buildings constructed along these arterial routes are set well back from the road, and are today, positioned within a streetscape dispersed amongst more recent developments. The core of the subject property, for example, likely dates to c.1600 and is positioned back from the road in such a manor. This siting is illustrative of its early origins and provides a welcome break to the streetscape of North Hill, most of which have built forms nearer to the road. Given the wide date range in which development has occurred along these arterial routes, the building types which contribute to the character of the conservation area are varied. They include long and short rows of terraces, semi-detached and detached houses in a wide range of ages as well as more recent blocks of flats.

3.3.3. Of particular importance to the character and appearance of the sub area is the verdant and tree lined nature of the streets within it. This, together with the verdant treatments to the property boundaries, and the open spaces between the buildings, create a pleasant appearance within the conservation area. This is particularly evident along North Hill on which the subject property is located. Here mature trees provide a considerable tree covering which make a positive contribution to the character and appearance of the conservation area and enhance views along the roadway of built forms that are located along it (Plates 5-7). While these views make a strong contribution to the way in which the conservation area is experienced, this character and appearance is undermined to degree by the modern developments which erode the verdant village like character of the wider conservation area. Number 37 and 39 North Hill, for example, date to the late 1990s and are located immediately south of the subject property.



Plate 5. Highgate Conservation Area, facing north from the entrance to the subject property



Plate 6. Highgate Conservation Area, facing northeast from the entrance to the subject property

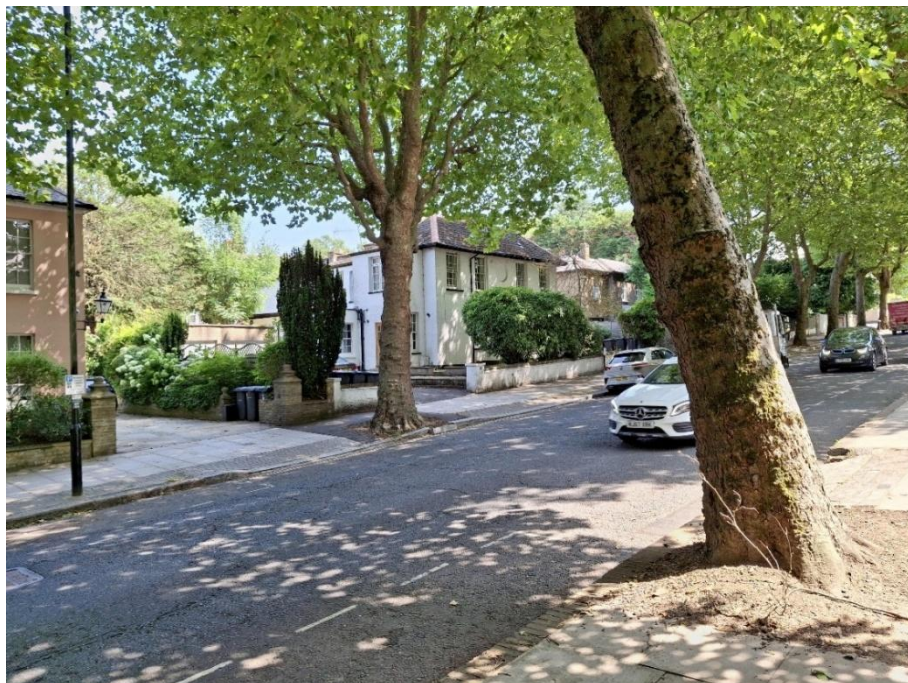


Plate 7. Highgate Conservation Area, facing southeast from the entrance to the subject property

- 3.3.4. Overall, the sub area retains a very high concentration of quality-built forms, many of which are designated heritage assets in their own right. Along the arterial routes such as North Hill, these are constructed in a wide variety of architectural styles and period that reflect the broad and rich history of the area. This eclectic mix of buildings, together the verdant tree lined nature of the street scene, define the character and appearance of the sub area. Despite some unsympathetic interventions in the 20th century, the historic and architectural character of the area is retained to a large extent, and this contributes to the appreciation of the area as a former village on the outskirts of London.
- 3.3.5. The subject property's mock Tudor frontage, albeit not clearly visible from the road, makes a neutral contribution to the character and appearance of the conservation area due to its scale, low height and discreet positioning. However, its position, set back from the road is of importance to the conservation area. It is illustrative of its historical relationship with the arterial route of North Hill as an early house constructed to the north of Highgate. It also provides an open space to the streetscape of North Hill, where a verdant and tree lined property, enhances the character and appearance of it.

3.4 HERITAGE ASSETS LOCATED OUTSIDE THE SUBJECT PROPERTY: **NUMBER 43 (INCORPORATING NUMBER 45) NORTH HILL**

Heritage Category: Grade: II

List Entry Number: 1079185

Date first listed: 10-May-1974

Listed Building Description:

4415 NORTH HILL N6 (West Side) Highgate ----- No 43 (incorporating No 45) TQ 2888 31/185

II GV

2 storey, 2 window cottage formed from an extension to No 47, and wedge shaped. Early c18. Red brick with parapet, the front now painted. On inner return a replaced sash window with glazing bars and a blank panel above have gauged brick arches like those of No 47. On front replaced sash windows with glazing bars on 1st floor; and a modern bow, with dentilled cornice, on ground floor, and reproduction door.

No 43 and Nos 47 to 57 (odd) form a group.

ARCHAEOLOGICAL INTEREST

'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.4.1. As a general rule, the built archaeological interest value of the building is closely associated with the age, survival and quality of its physical attributes and the understanding these provide on the use and evolution of the building. At a wider scale the evidence presented in the building can also feed into an understanding of local building traditions and typologies and sociocultural developments.
- 3.4.2. Built archaeology: From the exterior, number 43 North Hill is a two storey, two window cottages dating to the early 18th century. The built archaeology holds interest through the notable physical attributes including the building's structure, scale, location and the nature and use of the material palette employed. However, London cottage building typology was relatively consistent in terms of its form, layout, materials and detailing and therefore the contribution of this particular building to an understanding of this period of development and typology is limited in relation to the overall body of knowledge on the subject. The building has also been subject to some changes and alterations. Direct physical effects have included replaced sash windows and doors.
- 3.4.3. The property was built on an area that was previously open fields to the north of Highgate. There are no records of earlier buildings on the site, and this was part of a wider built development of the area which began in earnest in the late 18th century. There is thus limited potential for below-ground archaeological remains of past activities due to its prior lack of development history; as such, it is unlikely that any archaeological remains would be found on the built area of the site.
- 3.4.4. Based on the above, the subject property has **moderate archaeological interest** and is weighted towards its age and fabric which contributes to a surviving example of an early 18th century cottage.

ARCHITECTURAL & ARTISTIC INTEREST

'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic

interest is an interest in other human creative skill, like sculpture' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.4.5. The asset has architectural interest as a relatively well-preserved early 18th century cottage. Externally it features prominently on North Hill and has architectural interest derived from its street facing (principal) façade. This includes its use of scale, proportion, hierarchy and its materiality and the architectural details. Together the design of the front elevation is typical of the architecture of the period and presents a pleasant frontage to the street. The asset derives significance from this architectural interest despite some windows and the front door being replaced.
- 3.4.6. To the rear, the asset's architectural interest has been undermined to a degree by a large two storey extension (Figure 6). However, being at a lower height than the host structure, this extension remains subservient to the original thereby preserving its architectural integrity to a degree. Importantly, there is no publicly accessible appreciation of this extension, and the asset otherwise maintains its architectural interests to the front principal street facing elevation.
- 3.4.7. Overall, the building has **medium** architectural interest.



Figure 6. Number 43 North Hill as seen from the rear

HISTORIC INTEREST

'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

3.4.8. The building at number 43 North Hill is of local historic interest to the London Borough of Haringey. It was constructed in the early 18th century at as Highgate developed as a stopping place for travellers to and from the city. As such, it has historical interest to Highgate as a reflection of its growing population and prosperity.

3.4.9. Overall, the building has **medium historic interest**.

CONTRIBUTION MADE BY SETTING TO ITS SIGNIFICANCE

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF).

- 3.4.10. The asset is positioned on an angular plot to the west of North Hill. Here mature trees line the subject property through which glancing views of the principal facade are possible. The asset is principally experienced from the east, and most clearly from the road immediately in front of it. To a lesser extent the asset is also appreciated from the south-east where the large plain brick elevation to the south of the asset is partly visible through the trees and vegetation of the subject site. The asset derives significance from the appreciation of its principal façade and from its prominence within the streetscape.
- 3.4.11. The asset forms a group with the grade II listed buildings to the north that are contemporary with it. This, together with the mature trees to the south and east of the subject property, make an important positive architectural and aesthetic contribution to the streetscape. The asset derives significance from this immediate setting and from the buildings positioned further along North Hill to the north.
- 3.4.12. Based on the above, **the contribution made by setting to the significance of this asset is moderate**. This is derived principally from the asset's relationship with the other designated heritage assets located within its setting, and the verdant tree lined character of North Hill.

47 AND 49, NORTH HILL N6

Heritage Category: Grade: II

List Entry Number: 1079186

Date first listed: 10-May-1974

Listed Building Description:

1. 4415 NORTH HILL N6 (blest Side) Highgate ----- Nos 47 & 49 TQ 2888 31/186
2. Early C18 pair, red brick, lighter dressings. Brick cornice and small parapet. 3 storeys and basement. No 47, 3 windows; No 49 2 windows. All windows segmental-headed. Late C18 twin doorcases with pediments and enriched sides in centre of front. Victorian cast iron railings and stops to doors, of 6 flat panels.

No 43 and Nos 47 to 57 (odd) form a group.

ARCHAEOLOGICAL INTEREST

'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.4.13. As a general rule, the built archaeological interest value of the building is closely associated with the age, survival and quality of its physical attributes and the understanding these provide on the use and evolution of the building. At a wider scale the evidence presented in the building can also feed into an understanding of local building traditions and typologies and sociocultural developments.
- 3.4.14. Built archaeology: From the exterior, number 47 And 49, North Hill is a three-storey pair of houses with a basement at lower ground floor level. As a well-preserved pair of early 18th century houses it presents a pleasant and well-preserved early 18th century frontage. Its built archaeological interest is derived from this high degree of originality.
- 3.4.15. The property was built on an area that was previously open fields to the north of Highgate. There are no records of earlier buildings on the site, and this was part of a wider built development of the area which began in earnest in the late 18th century. There is thus limited potential for below-ground archaeological remains of past activities due to its prior lack of development history; as such, it is unlikely that any archaeological remains would be found on the built area of the site.
- 3.4.16. Based on the above, the subject property has **moderate archaeological interest** and is weighted towards its age and fabric which contributes to a surviving example of an early 18th century cottage.

ARCHITECTURAL & ARTISTIC INTEREST

'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.4.17. The asset has architectural interest as a well-preserved pair of early 18th century town houses. Externally it features prominently on North Hill and has architectural interest derived from its street facing (principal) façade. Like number 43 North Hill, this includes its use of scale, proportion, architectural rhythms, hierarchy and its materiality and the architectural details. The asset derives considerable significance from this architectural interest and from the decorative elements that include twin doorcases with pediments and Victorian cast iron railings. The design of the front elevation is typical of the architecture of the period and presents a pleasant frontage to the street.
- 3.4.18. To the rear, the assets present as a large plain red brick façade to the south and plain cement render façade to the west. These rear elevations, which aren't publicly accessible, and contain only limited architectural interest (Figure 7).
- 3.4.19. Based on the above, the subject property has **moderate architectural and aesthetic interest**, and is weighted towards its age and fabric which contributes to a surviving example of an early 18th century cottage



Figure 7. The rear of Number 47 And 49, North Hill as seen from the subject property

HISTORIC INTEREST

'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.4.20. The building at number 47 and 49 North Hill is of local historic interest to the London Borough of Haringey. It was constructed in the early 18th century at as Highgate developed as a stopping place for travellers to and from the city. As such, it has historical interest to Highgate as a reflection of its growing population and prosperity.
- 3.4.21. Overall, the building has **medium** historic interest.

CONTRIBUTION MADE BY SETTING TO ITS SIGNIFICANCE

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF).

- 3.4.22. The asset is positioned to the west of North Hill where the appreciation of the asset is provided in west facing views. This appreciation is enhanced by the vegetation and mature trees that frame the asset. The asset derives significance from this appreciation and from its prominence within the streetscape. The asset forms a group with the grade II listed buildings to the north and south that are contemporary with it. This, together with the mature trees to the south and east of the subject property, make an important positive architectural and aesthetic contribution to the streetscape. The asset derives significance from this immediate setting and from the buildings positioned further along North Hill to the north.
- 3.4.23. Based on the above, **the contribution made by setting to the significance of this asset is moderate**. This is derived principally from the asset's relationship with the other designated heritage assets located within its setting, and the verdant tree lined character of North Hill.

4 PRE-APPLICATION CONSULTATION

4.1 INTRODUCTION

- 4.1.1. In February 2025, a pre-application consultation was undertaken with Haringey Council which proposed a replacement additional storey of mansard roof and porch including the demolition of two chimney stacks (**PRE/2024/0396**).
- 4.1.2. The second pre-application process was undertaken in February 2026 (PRE/2026/0039) to address the issues raised which presented three options presented for the front façade. These were:
- Option A: Townhouse
 - Option B: Gable
 - Option C: Pitched roof with front dormers
- 4.1.3. Of these, Option A was selected as the design to be brought forward as it was considered that this design was more in keeping with the neighbouring listed assets and would be sympathetic and harmonious in character rather than in conflict. Option A was also selected in consultation with the Conservation Officer during the site visit and feedback received.
- 4.1.4. A number of comments were made during the site visit of the first Pre-Application. The comments and responses during the two Pre-applications are tabulated below.

Location	Comment during first Pre-Application	Responses that were explored through the second Pre-app
Chimney Stacks removal	Their removal is not considered to result in significant harm and may be acceptable in planning terms.	Chimneys are proposed to be removed in this application.
Glazed side porch	The proposed glazed lean-to porch on the side elevation is considered lightweight and modern but sufficiently recessive and appropriate to the host building's form and setting. Conservation and Planning Officers support this	The Glazed side porch was proposed again in this application with two possible options proposed.

	element, subject to detailed design and materials.	
Roof	The proposed roof form (Mansard) is considered incongruous with the mock-Tudor front elevation and would detract from the architectural coherence of the building, further diminishing its already limited architectural value.	Three possible roof type were previously explored in a pre-application, together with a new more appropriate front facade. A townhouse style roof was determined to be the most successful, as it was subservient to the nearby listed buildings, and less visually prominent in the Conservation Area.
Extension	The extension would undermine the building's current subservience in views from the public realm, especially in relation to the Grade II listed Nos. 43–45. The raised height and added visual presence would disrupt the legibility and primacy of these nationally significant buildings, thereby causing "less than substantial harm" to the significance of nearby heritage assets.	1. Proposed windows at second floor of house will be greater than 10 metres away from listed buildings 2. Glazed Side porch options will maintain sense of openness allowing breathing space for adjacent listed buildings 3. Some of the proposed roof options slope away from the listed terrace opening up more of the gap between buildings.
Nearby listed buildings	The applicants would be advised to properly categorise the historical	The options presented during the second Pre-

	features within their heritage statement and to explain how these are to be protected, or where possible, enhanced. Any features that are to be removed must explain in detail the reasoning, any loss of heritage value or evidence appropriate mitigations.	Application aimed to neutralise or enhance the setting of the nearby listed buildings and /or open up the space between No. 41 and the listed buildings. No features of heritage value are to be removed.
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5 IMPACT ASSESSMENT OF SUBMITTED SCHEME

5.1 INTRODUCTION

- 5.1.1. This section will consider the potential impact of the proposals on the significance of the heritage assets identified in the Statement of Significance above, providing an assessment of the heritage impact of the scheme.
- 5.1.2. The following proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context (Appendix 2). It is recommended that the following be read alongside the supporting documentation and drawings provided in the supporting submission.
- 5.1.3. We consider the key issues for consideration to be:
- The impact of the proposed development on the contribution made by its setting to the significance of Number 43 (Incorporating Number 45) and 47 and 49, North Hill, Grade II listed buildings
 - The impact on the character and appearance of Highgate (Haringey) Conservation Area
- 5.1.4. The proposals will be assessed based on the guidance set out in the NPPF and its accompanying PPG, informed by Historic England's Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015) and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.

5.2 PROPOSALS

The proposed scheme is for the following works:

- A roof extension with solar panels
- A refresh of the front façade
- Demolition of two chimney stacks
- New green roof to outrigger
- A balcony/terrace and
- A replacement glazed porch to the side of the property.

5.3 DESIGN EVOLUTION

- 5.3.1. As noted previously in Section 4, there has been extensive thought and reworking of the designs in order to ensure that the proposed scheme would be the most in keeping with the existing streetscape, roof structures, materiality, and housing stock within the area. It is noted in the Conservation Area Appraisal that this part of North Hill is one of the most diverse streets in the borough in terms of building types.
- 5.3.2. It is proposed to create a traditional style three storey townhouse sympathetic to the massing and façade design of the adjacent listed buildings (Nos. 13-55 North Hill and 43 North Hill House) which are a mixture of render and brick.
- 5.3.3. In terms of materiality, it is proposed to remove the existing mock Tudor designs and render. The window surrounds will be highlighted with terracotta, metal and brick banding. The top band of windows are designed to have pared back reveal details to recede in views of the listed group.
- 5.3.4. The design is based on a more architectural approach in line with Officer comments, which respects the designs of the nearby listed buildings, with the new roof lines being subservient to them.

THE IMPACT OF THE PROPOSALS ON HIGHGATE (HARINGEY) CONSERVATION AREA and NEARBY LISTED STRUCTURES

5.4 NEW ROOF EXTENSION

- 5.4.1. It is proposed to extend the building upwards with an additional floor to create a second storey. The new roof style will be complementary to the adjacent listed asset No. 43 and will echo the Georgian proportions and colour palette.
- 5.4.2. To the rear, the proposed new storey is cut back to meet the rear slate hip roof of the original cottage to minimise impact of the massing and overshadowing for no 43.
- 5.4.3. The proposed roof is designed to be subordinate to the adjacent listed buildings, respecting the parapet height of their roofs. It also will retain the historic cottages within the core of the building and integrate the roof slope into new roof forms. This is in line with Strategic Policy SP12 of Haringey's Local Plan and it is, therefore, considered that the proposed scheme will have a **neutral effect** on the character and special interest of the Conservation Area.

5.5 SOLAR PANELS

5.5.1. Solar panels are proposed on the roof slopes which face south and west. These receive the most sun whilst also keeping panels away from front views affecting the street and adjacent heritage assets.

5.5.2. The installation of Solar Panels is deemed acceptable by Historic England for the following reasons:

- Installation of panels on roof slopes of less prominence will generally be acceptable, even if they would be visible.
- Installation of panels will generally be acceptable if hidden from view.
- Mounting panels on outbuildings or land associated with a listed building, provided they are not of greater prominence, will generally be preferable to installation on the main building.

(Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, 2024, pgs. 30-31).

5.5.3. The flat roof of the additional storey provides south facing platform for a solar panel array and the application scheme incorporates an initial proposal from GB SOL using nine low profile panels (an inverter and storage battery). When roof panes are tilted to the optimum angle the panel height is 400mm. This is slightly above the parapet height that respects the parapet height of adjacent listed houses but will not be visible from street level.

5.5.4. This proposed location is in line with the recommendations by Historic England. The solar panels will be located on the southern side of the proposed subservient roof slopes or on flat parts of the roof. They will be hidden from view on a flat roof of less prominence than the principal roof.

5.5.5. The panels will maintain the building's original silhouette by not breaking the line of sight of the extant roof, on a low-profile mounting system and minimise their visual impact, will be a dark colour and will be concealed and not visible from public viewpoints.

5.5.6. Overall, the proposed solar panels will not change the intrinsic character and appearance of the Highgate Conservation Area or the adjacent listed group, nor will they detract from the subject property's neutral contribution to the conservation area. However, they do provide

the chance of public benefits to the scheme and could be considered to be a heritage benefit as they will be in line with the advice of Historic England.

5.6 REFRESH OF FRONT FAÇADE

- 5.6.1. It is proposed to clad over the existing mock-Tudor façade. It is proposed to retain the existing masonry walling to limit demolition of the existing fabric although, if feasible, it would be beneficial to remove of the existing external cement render to allow the original solid walling to breathe.
- 5.6.2. A new outer leaf will most likely be formed in timber framing with hemp or wood fibre insulation to achieve a breathable envelope with improved energy conservation. This will bring the façade forward by approximately 200 mm and detailed design stages would establish the best approach to achieving these improvements with the finish materials presented, particularly lime render and hung tile / brick slips.
- 5.6.3. This scheme represents a change to the front façade and therefore has the potential to affect the Conservation Area. However, the building is located approximately 20 metres from the highway with a high degree of tree cover during the summer months and a brick wall that acts as further screening.
- 5.6.4. No. 41 also considered to be a neutral contributor to the Conservation Area due to its scale, low height, and discreet positioning. Its setting in relation to the grouped grade II listed buildings is considered to be more sensitive.
- 5.6.5. In terms of materials, the front façade is proposed to be a primarily lime rendered elevation detailed with terracotta, clay tile, feature brick work and metalwork around the new sash windows.
- 5.6.6. The ground floor windows will be highlighted with clay tile, brick and terracotta; those of the first floor will feature terracotta on the edge reveals showcasing a lighter use of those seen on the ground floor; while the upper floor windows will be dark timber framed sashes with arched bronzed window frames and surrounds.
- 5.6.7. On the first floor between the two windows, a new rectangular panel is proposed with pargetting detailing to echo the previous date stamp.

- 5.6.8. The design proposals aim to rectify the incongruous mock Tudor façade allowing it to be restored and breathe again. This is considered to be a heritage benefit, with a chance to conserve historic fabric and remove any impermeable cement render.
- 5.6.9. The proposed scheme includes options for materials and colour choices more in keeping with the Conservation Area, and more particularly the adjacent listed groups. No. 41 will therefore be able to blend more into the background of the streetscape rather than jarring with it as it does currently through obscured views via its the verdant front garden setting.
- 5.6.10. The full details of the materials and detailing are outlined in the Design and Access Strategy and the plans produced by Fabric Space Studio. The designs have given great weight to the development of the details and aimed to avoid any negative impacts upon the adjacent listed assets through quality design. This is in line with Strategic Policy SP12 of Haringey's Local Plan which calls for designs to conserve the wider historic environment and avoid negative impacts on heritage settings, and it is, therefore, considered that the proposed scheme will have a **neutral to positive effect** on the character and special interest of the Conservation Area.
- 5.6.11. Overall, these additions will not change the intrinsic character and appearance of the Highgate Conservation Area or the adjacent listed group, nor will they detract from the subject property's neutral contribution to the conservation area. Moreover, the designs contained within the proposals will likely upgrade the building to become a positive contributor to the Conservation Area.

5.7 DEMOLITION OF TWO CHIMNEYS

- 5.7.1. The two chimneys of the dual pitched roof to the original cottage remain, although altered and reduced when the Tudor façade was inserted in the early 20th century. The decorative zig zag elements of the chimneys have been removed during the upgrades (Figure 8) and the pots have been replaced.



Figure 8 The existing chimneys are now much altered and have lost the characteristic "zig zag shape" noted in Plate 3

- 5.7.2. In pre-application advice, the removal of the chimneys was not considered to be harmful (PRE/2024/0396) as the chimneys have been entirely altered.
- 5.7.3. It is considered that the removal of these two chimneys will not cause harm to the setting of the Highgate Conservation Area or the adjacent listed group, nor will they detract from the subject property's neutral contribution to the conservation area.

5.8 REAR BALCONY /TERRACE

- 5.8.1. A new balcony is proposed with a metalwork balustrade on the rear of the property. This is intended to blend in with the surrounding Georgian and Victorian terraces of the street. Several historic properties feature traditional black cast-iron or wrought-iron perimeter railings guarding lightwells, front boundary walls, and basement stairs.
- 5.8.2. The potential overlooking of properties to the rear was raised during previous preapplication discussions. In response the balcony was set back into the rear slope. It will not be visible within the public realm.
- 5.8.3. This is considered a relatively minor addition to the building which is considered to be neutral in heritage terms.

- 5.8.4. Although the new balcony will be located within the rear of the property, and will not be visible within the Conservation Area, it was still considered important that the proposed balcony balustrade design was sympathetic to nearby railing designs in the area. This serves to be in line with Strategic Policy SP12 of Haringey's Local Plan and it is, therefore, considered that the proposed scheme conserve the wider historic environment, use the historic environment as a positive foundation for heritage-led regeneration and good-quality design and will have a **neutral to positive effect** on the character and special interest of the Conservation Area.
- 5.8.5. Overall, these additions will not change the intrinsic character and appearance of the Highgate Conservation Area or the adjacent listed group, nor will they detract from the subject property's neutral contribution to the conservation area.

5.9 GLAZED PORCH AND SIDE EXTENSION

- 5.9.1. The existing porch comprises solid doors, a solid roof and walls on the boundary with listed no. 43 and is a 20th century addition. It is proposed that this be replaced with a more sensitive and considered entrance set back from the front elevation.
- 5.9.2. It has been designed with a horizontal front panel to continue the line of the front fenestration and remains set back as a secondary element. The proposed glazed side extension steps down towards the front to result in a horizontal door head that sits more comfortably against the orthogonal elements of the elevation.
- 5.9.3. This approach to the glazed lean-to was assessed as acceptable in previous pre-application:
"The proposed glazed lean-to porch on the side elevation is considered lightweight and modern but sufficiently recessive and appropriate to the host building's form and setting. Conservation and Planning Officers support this element, subject to detailed design and materials."
- 5.9.4. The designs have accordingly remained unchanged in the core scheme. This new structure will be set back mid leading between the north and south (garden) elevations of the main house and means that the any proposed structure will occupy a discreet location relative to the main house, its garden setting and views into and out of the site. This will ensure the main house retains its hierarchical position visually and functionally, whilst also ensuring wider views beyond the garden and site remain largely as is. This will ensure no change to the prevailing character and appearance of the conservation area. The use of glass also increases the physical separation from the adjacent listed buildings.

- 5.9.5. The proposed design is influenced by wrought iron glass house designs that aims to be sympathetic to the age of adjacent heritage assets. It is intended to function as a greenhouse whilst also allowing more light ingress, drawing on the verdant green setting of the Conservation Area and remaining visually recessive.
- 5.9.6. This is in line with Strategic Policy SP12 of Haringey's Local Plan which calls for designs to conserve the wider historic environment and avoid negative impacts on heritage settings and it is, therefore, considered that the proposed scheme will have a neutral to positive effect on the character and special interest of the Conservation Area and the adjacent listed group.
- 5.9.7. Overall, these additions will not change the intrinsic character and appearance of the Highgate Conservation Area or the adjacent listed group, nor will they detract from the subject property's neutral contribution to the conservation area but will likely aid it being considered a positive contributor as the glazed porch will be visible from the streetscape.

5.10 GREEN ROOF TO REAR OUTRIGGER

- 5.10.1. The rear courtyard is walled and is not overlooked by the adjacent listed buildings and is not visible in the streetscape of the wider setting of the Conservation Area. It is proposed that a new sedum roof be constructed on top of the existing outrigger space.
- 5.10.2. This is considered a relatively minor addition to the building, which is considered to be **neutral** in heritage terms.
- 5.10.3. Overall, these additions will not change the intrinsic character and appearance of the Highgate Conservation Area or the adjacent listed group, nor will they detract from the subject property's neutral contribution to the conservation area.

6 CONCLUSIONS

- 6.1.1. This HA has been produced to consider the impact for the proposed creation of a new roof extension and a side glazed porch on the site of the subject property following the objections to a previous scheme for a replacement porch and a mansard (PRE/2024/0396) and comments from a second Pre-application.
- 6.1.2. The subject property is an unlisted building situated in the Highgate Conservation Area.
- 6.1.3. As well as the new roof structure, there is a proposed stepped on the north facing side of the main house. This new structure will be set back mid leading between the north and south (garden) elevations of the main house means that the any proposed structure will occupy a discreet location relative to the main house, its garden setting and views into and out of the site. This will ensure the main house retains its hierarchical position visually and functionally, whilst also ensuring wider views beyond the garden and site remain largely as is. This will ensure no change to the prevailing character and appearance of the conservation area. The use of glass also increases the physical separation from the adjacent listed buildings.
- 6.1.4. The use of the Townhouse new roof form benefit from simpler, cleaner lines that help settle the structure more easily along the immediate streetscape. It is also proposed that the front façade be refreshed, with the mock Tudor detailing removed and replaced with render.
- 6.1.5. There are a number of changes proposed to the rear of the building including a green roof to the rear outrigger, a new balcony/terrace, and solar panels. These proposals are considered to be enhancements to the building.
- 6.1.6. The set back position of the building means that the building is currently less visible along the streetscape due partly to the number of trees and vegetation within the front garden. However, the existing mock Tudor frontage jars with the surrounding buildings which are mostly Georgian and Edwardian style townhouses. The proposed changes to the front facades represent a calming, lightweight, more in keeping design to flow better with the rest of the Conservation Area.
- 6.1.7. This report has been produced to provide an assessment of the heritage assets that may be impacted by the proposed scheme. This HA has identified the heritage assets with a potential

to be sensitive to the proposed works and considered their significance. It has then reviewed the design options proposed.

- 6.1.8. Paragraph 207 of the NPPF states that in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This HS has identified the heritage assets with a potential to be sensitive to the proposed works, considered their significance, and assessed the impacts of the proposed works on their significance.
- 6.1.9. Following this process, and as set out in more detail in the main body of this report above, it is our professional opinion that none of the proposals would result in harm to the prevailing character and appearance of the Highgate Conservation Area, or the nearby listed buildings.
- 6.1.10. The proposed scheme is therefore considered to be in line with Strategic Policy SP12 of Haringey's Local Plan which calls for designs to conserve the wider historic environment and avoid negative impacts on heritage settings.
- 6.1.11. It is concluded that these additions will not change the intrinsic character and appearance of the Highgate Conservation Area or the adjacent listed group, nor will they detract from the subject property's neutral contribution to the conservation area. Rather, it is anticipated that the new scheme will upgrade the contribution to the conservation area to become positive.

Non-Designated Heritage Assets			
Name		Nature of Impact	Magnitude
None		N/A	N/A
Conservation Areas			
Name		Nature of Impact	Magnitude
Highgate (Haringey) CONSERVATION AREA		Beneficial to Neutral through effect on setting	Moderate Beneficial
Listed Buildings			
Name	Grade	Nature of Impact	Magnitude
43 North Hill	II	No Harm	N/A
47 and 49 North Hill	II	No Harm	N/A



7 REFERENCES

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DCLG, 2024, National Planning Policy Framework

English Heritage, 2008, Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment

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Historic England, 2017, Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets

Historic England, 2019, Statements of Heritage Significance: Analysing Significance in Heritage Assets

Historic England 2024 Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency

Hornsey Historical Society, 2025, *A Brief History of Highgate* (Online) Available at:
<https://hornseyhistorical.org.uk/brief-history-highgate/> [Accessed 19/11/2025]

8 APPENDIX 1: METHODOLOGY

8.1 SOURCES

8.1.1. The table below provides a summary of the key data sources used to inform the production of this HA. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork

		reports. Local History Societies online published material.
The client	Planning data	Drawings and photos of the existing and proposed building(s)

8.2 DEFINITION OF HARM

8.2.1. Conservation is the process of managing change and the current guidance by Historic England is that 'change' does not equate to 'harm'. This is consistent with the 1992 'South Lakeland' House of Lord's judgement, which states that in the context of heritage planning to 'preserve' means to 'do no harm'. The NPPF and its accompanying PPG distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'

8.2.2. Paragraph 215 of the NPPF states that:

'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'

8.2.3. The NPPF does not provide guidance on the classification of harm to non-designated heritage assets but paragraph 216 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

8.2.4. For the purposes of this test, the scale of any harm to non-designated heritage assets is identified as negligible/low/medium/high in this report.

8.2.5. In determining the effects of the Proposed Scheme this heritage Assessment is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

8.2.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

■ PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No:
C1/2015/3383

8.2.7. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

8.2.8. In line with the above, this HA will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/site, and, where relevant, heritage assets beyond the subject property/site.

8.2.9. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

9 APPENDIX 2: RELEVANT LEGISLATIVE & POLICY CONTEXT

9.1 INTRODUCTION

- 9.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 9.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 9.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF) 2024
 - The London Plan 2021
 - Local Planning Policy
- 9.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)

9.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 9.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect heritage assets.
- 9.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage Assessment are outlined below:
- 9.2.3. Section 16 of The Act states that in considering whether to grant listed building consent for development which affects a listed building, the decision maker should have "*special regard*

to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 9.2.4. Section 66 of the Act places a duty upon the decision maker in determining applications for planning permission affecting listed buildings to pay special attention to the desirability of preserving or enhancing the character or the listed building.
- 9.2.5. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

9.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 9.3.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - 9.3.2. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - 9.3.3. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - 9.3.4. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.3.5. Paragraph 11 of the framework states that '*plans and decisions should apply a presumption in favour of sustainable development*'.

- 9.3.6. Section 16, paragraphs 202 to 221, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 9.3.7. Paragraph 202 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 9.3.8. Paragraph 207 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 9.3.9. Paragraphs 212 to 221 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 9.3.10. Paragraph 212 of the framework states that, *'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.'*
- 9.3.11. Paragraph 213 of the framework states that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*
- 9.3.12. Paragraph 214 of the framework states that, *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable*

or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

- 9.3.13. Paragraph 215 of the framework states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 9.3.14. Paragraph 216 of the framework states that, *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 9.3.15. Paragraph 220 of the framework states that, *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'*

9.4 THE LONDON PLAN (2021)

POLICY HC1(C)

- 9.4.1. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

If you have any queries or would like to discuss anything further with us, please don't hesitate to get in contact hello@hea-llp.com

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