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WALSINGHAM PLANNING

SPECIALIST PLANNING & HERITAGE CONSULTANTS

Heritage Statement

84 Highgate High Street, Highgate,
London

Mr and Mrs Showman

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Walsingham Planning

Brandon House
King Street
Knutsford
WA16 6DX

Telephone
01565 757500



knutsford@walsingplan.co.uk
www.walsinghamplanning.co.uk

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APPENDICES

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I INTRODUCTION

- I.1 This Heritage Statement has been prepared to support an application for listed building consent for proposed alterations and refurbishment works at 84 Highgate High Street, London. Some internal works commenced before the submission of this application but have since ceased following pre-application engagement with officers at Haringey Council.
- I.2 Number 84 Highgate High Street is a Grade II listed building forming part of a group listing with the adjacent Rose and Crown public house.
- I.3 The purpose of this report is to provide an overview of the designated heritage assets sensitive to the works, principally 84 Highgate High Street as a Grade II listed building and its contribution to the Highgate Conservation Area, and to assess the impact of the works on this significance.
- I.4 The report has been produced in accordance with the requirements of the National Planning Policy Framework (December 2024), National Planning Policy Guidance, and the Historic England Good Practice and Advice Notes “Managing Significance in Decision-Taking in the Historic Environment” published in 2015 and “The Setting of Heritage Assets” published in July 2017. These require applicants to make an assessment of the significance of Heritage Assets and their settings in relation to proposed development and make an assessment of the impact of their proposals upon them.
- I.5 This report should be read alongside the submitted drawings and details prepared by Archplan Architects.

2 UNDERSTANDING THE BUILDING

Site Location and Setting

- 2.1 84 Highgate High Street occupies a prominent position on the north side of Highgate High Street within the historic core of Highgate, in the London Borough of Haringey. The property forms part of a continuous terrace of historic buildings lining the High Street, which constitutes the principal commercial thoroughfare through the historic settlement and retains a strong 18th and 19th century character.



Plate A – No. 84 (painted off-white) viewed as part of a wider terrace group.

- 2.2 The building is located within the Highgate Conservation Area and forms part of a wider group of designated heritage assets that collectively define the historic townscape of the area. The surrounding streets are characterised by a dense pattern of terraced buildings of varying dates and uses, including shops, public houses, restaurants and residential accommodation. The High Street follows the historic route along the ridge of Highgate Hill and retains a largely traditional urban grain, with buildings generally positioned directly onto the back edge of the pavement, creating a strong sense of enclosure and continuity along the street frontage.
- 2.3 No. 84 forms part of a terrace of predominantly three-storey buildings and is attached to the Rose and Crown Public House (No. 86) to the east and adjoining commercial premises to the

west. Together with neighbouring listed properties, the building contributes to a cohesive and architecturally consistent streetscape characterised by parapet-fronted elevations, traditional brick construction and regularly spaced sash windows. The terrace makes an important contribution to local townscape character and provides a strong visual definition to the northern side of Highgate High Street.

- 2.4 The immediate setting is predominantly urban in character, with commercial uses concentrated at ground-floor level and residential accommodation occupying upper floors. The building's principal elevation forms part of a highly visible and well-preserved historic frontage that contributes positively to views along Highgate High Street and to the significance of both the conservation area and surrounding listed buildings.

Description

- 2.5 Photographs of the building and its interior spaces taken in June 2026 are included within Appendix I.
- 2.6 84 Highgate High Street is a mid-terrace building arranged over three storeys with a basement below. The building is constructed of painted brickwork and is set behind a parapet which conceals a flat roof. The principal elevation is two windows wide and contains timber sliding sash windows at first- and second-floor levels. The first-floor windows are set beneath gauged brick lintels, while the second-floor windows are set beneath segmental brick arches.
- 2.7 The ground floor contains an early 20th century shopfront comprising a tripartite oriel display window with timber transoms and multi-pane toplights. The entrance is positioned to the left-hand side and contains a timber door beneath a multi-pane fanlight, set within a simple pilastered surround. The entrance is raised above street level and approached by a short flight of stone steps with cast-metal railings.
- 2.8 To the rear, the building has been altered through the addition of a single-storey infill extension constructed of painted masonry and timber framing with a flat roof. The rear elevation retains a limited number of timber sash windows and has been modified to facilitate access into the later extension.



Plate B – Main elevation of No. 84 onto Highgate High Street.

- 2.9 The interior of the building has been subject to substantial alteration. Investigation undertaken as part of the current works has revealed that much of the existing internal arrangement reflects relatively recent interventions rather than the original historic plan form.
- 2.10 Removed partitions at upper floor levels were found to be fixed against modern plastered wall finishes, indicating that they represent later insertions rather than being historic.
- 2.11 The building contained predominantly modern internal finishes as evidenced on photographs of the interior taken prior to the commencement of works (see Appendix 5). Existing ceilings comprise plasterboard with skim plaster finishes and, where exposed, the floor and roof structures are principally of modern construction.
- 2.12 At ground-floor level, the majority of the first-floor joists are modern timbers supported on joist hangers, although a small number of earlier joists survive at the front of the building adjacent to the shopfront, representing one of the few remaining elements of internal, historic structural fabric. These have been retained.

- 2.13 There is clear evidence that the roof structure has been significantly altered and rebuilt. The existing flat roof, concealed behind the front parapet, is not characteristic of the building's 18th century origins and contrasts with the traditional pitched roof forms typically associated with buildings of this type and date. Further evidence of alteration is provided by the rebuilding of the upper courses of brickwork at eaves level on the rear elevation, together with the presence of modern roof joists and rigid board insulation revealed during opening-up works. The unusually low floor-to-ceiling heights at upper-floor level also suggest that the historic roof and ceiling structure has been substantially modified.
- 2.14 The former staircase arrangement likewise reflected modern alteration. The staircase removed as part of the current works was not historic in origin, with the lower flight having been installed in 2020. Modern render finishes exposed behind the staircase following removal further demonstrate that the removed staircase represented a later insertion rather than part of the original building fabric.
- 2.15 Features of historic interest that survive internally are limited. These comprise sections of the external walls, a small number of historic timber joists and an infilled doorway at first-floor level within the party wall shared with No. 82. The doorway, infilled with modern plasterboard, provides evidence of a former internal connection between the two properties and contributes to an understanding of the building's historical development and occupation. No corresponding openings were identified at other levels however and the floorplans associated with a 1960s and 1970s proposed redevelopment of the adjoining properties do not show an internal connection between number 82 and number 84.
- 2.16 The rear ground-floor extension is clearly modern in origin and occupies a former external yard space between No. 84 and the historic outbuilding associated with No. 82. Constructed of painted block masonry with a timber-framed glazed roof structure, the extension is readily distinguishable from the historic building and evidences a later phase of adaptation to increase the available internal floor area.

Heritage assets

- 2.17 No. 84 is collectively Grade II listed alongside The Rose and Crown public house at No. 86 (NHLE: 1188793). The buildings were added to the statutory list in June 1972. The listing description offers the following information on designation:

3 storey C18 buildings with C19 windows, No 84 and No 86 3. Parapet fronts, No 86 taller. Stock brick with gauged flat window arches. No 84 has early C20 small oriel shop window; and No 86 has a C19 public house front on Ground floor.

- 2.18 To the east, No. 84 adjoins the Grade II listed terrace comprising 68 to 82 Highgate High Street (NHLE: 1079232)
- 2.19 The building is also situated within the boundary of Highgate Conservation Area.

Planning Background

- 2.20 A review of the Council's online planning portal has identified the following recent applications relating to No. 84:

Application Ref	Description	Decision	Date of Decision
HGY/2020/2450	Listed building consent for fire and sound proof partitioning at ground floor level between the shop and basement and the flat at 1st and 2nd floor levels and protecting rear means of escape.	Approve	04/12/2020
HGY/2011/2136	Erection of roof extension to provide additional residential accommodation.	Dismissed at Appeal	03/12/2012
HGY/1996/0948	Listed Building Consent for internal alterations to shop and formation of new staircase, repair and render of elevation and window replacement to match existing.	Approve	17/09/1996

- 2.21 The building was subject to internal alterations in 2020 under application reference HGY/2020/2450. These works included alterations to the arrangement of the ground floor space through the insertion of new acoustic padded fire-resisting partitions to create an enclosed, separate shop unit to the front part of the ground floor space with sliding doors from the new entrance corridor. This corridor also provided for a new, separate access to the residential accommodation which retained the rear half of the ground floor space. Alterations to the stairs to the basement were also included. A copy of the approved, proposed ground floor plan from 2020 is included at Appendix 2 of this statement. Images of the existing basement spaces, including the staircase, are also included within Appendix 2.

- 2.22 In 2012, an appeal for a proposed roof extension was dismissed. The appeal decision focused on the resulting external changes to the building, with no reference to the interior of the listed building made.
- 2.23 In 1996, listed building consent was granted for alterations to the shop and the formation of a new staircase, repair and rendering of the elevation and replacement windows (to match the existing). Whilst plans associated with this application are not available on the Council's online planning portal, an extract of the proposed 1996 ground floor plan was included in the 2020 application and included in Appendix 3.
- 2.24 Haringey's online planning portal identifies a number of historic planning applications from the 1960s which make reference to No. 84 in their location; however, a review of the available historic planning application material did not reveal any specific floor plans of the internal space of No. 84. Several plans from the 1960s relating to redevelopment of the adjacent, adjoining properties did however evidence that the original roof form to the building comprised a hipped roof – see Appendix 4.
- 2.25 A recent pre-application meeting has been undertaken with Haringey Council, including a site meeting with the Council's Senior Conservation Officer. At the time of writing, no formal written response had yet been received from the Council.

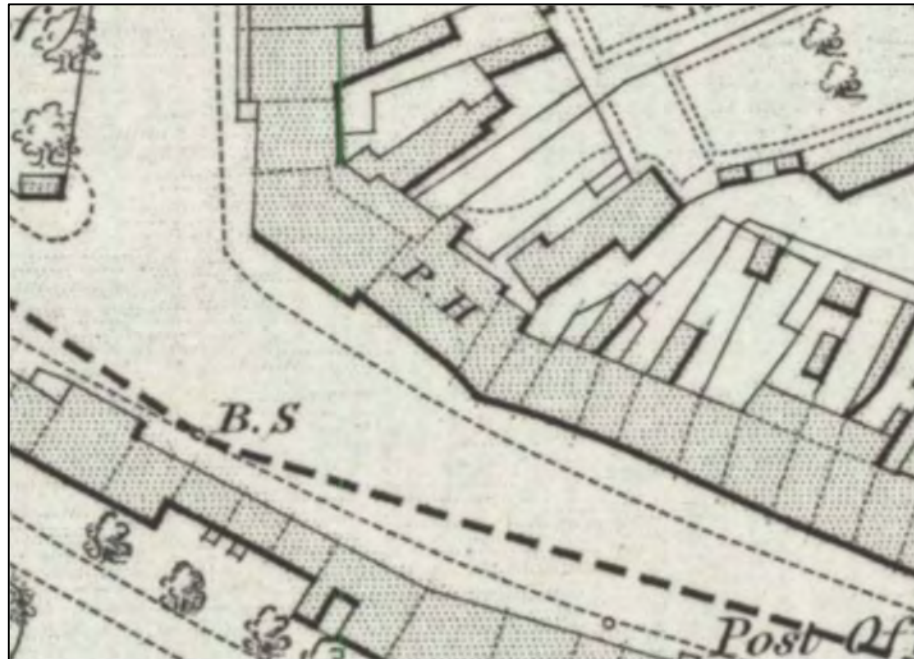
3 SIGNIFICANCE

Assessment Methodology

- 3.1 The significance of a heritage asset is defined within the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic.’* The NPPF also notes that *‘Elements of 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’* (MHCLG 2024, Annex 2).
- 3.2 The NPPF stipulates that a description of the significance of an asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF.
- 3.3 The description of significance provided below for 84 Highgate High Street is not intended to be a detailed analysis of the building. The description below has been informed by the Historic England listing description for the building, site observations and available secondary resources.

Historic Map Regression

- 3.4 The earliest mapping reviewed as part of this assessment is the 1863 Ordnance Survey (OS) map (Map 1). This shows number 84 as part of a large terrace group with the adjoining, collectively listed No. 86 labelled as ‘P.H’. Also distinct is the large, detached outbuilding range associated with No. 82 Highgate High Street which is located to the immediate rear (northeast) of No. 84.
- 3.5 The subsequent town plan of 1894 (Map 2) provides greater detail and clearly depicts the stepped access into No. 84 from Highgate High Street. Also shown are steps to the rear positioned centrally on the elevation.
- 3.6 The 1936 OS map (Map 3) shows the same arrangement as the 1894 map.
- 3.7 OS mapping produced in the mid-20th century does not capture the front or rear steps. By the time of the 1967 OS map (Map 5), a small infill extension to the rear elevation is shown to have been added. This appears to have been added in two phases with a small addition to the northwest shown present by 1951 and the earlier steps removed. A second addition to the east half is shown to have been added by 1967.



Map 1 - Extract of the 1863 (published 1870) Ordnance Survey Map for London (first editions c.1850s) III (Reproduced with the permission of the National Library of Scotland).



Map 2 - Extract of the Revised 1894 (published 1895) Ordnance Survey Town Plan for London – London III.61 (Reproduced with the permission of the National library of Scotland).



Map 3 - Extract of the Revised 1936 (published 1937) Ordnance Survey Town Plan for London – London III.61 (Reproduced with the permission of the National library of Scotland).



Map 4 - Extract of the Surveyed 1951 (published 1952) Ordnance Survey reference TQ2887SW – A (Reproduced with the permission of the National Library of Scotland).



*Map 5 - Extract of the Revised 1967 (published 1968) Ordnance Survey reference TQ2887SW – B
(Reproduced with the permission of the National Library of Scotland)*

Heritage Values

- 3.8 84 Highgate High Street forms part of a group of Grade II listed buildings which line the north side of Highgate High Street. Number 84 is collectively listed with the adjoining Rose and Crown Public House at No. 86 and additionally forms part of a larger terrace row of Grade II listed, 18th century town houses with ground floor commercial uses. The building is therefore principally significant for its group value and contribution to the historic character and architectural coherence of Highgate High Street.
- 3.9 The property originated as part of the 18th century development of Highgate and retains evidential and historic value as a surviving component of the historic urban form of the high street. Together with the adjoining listed buildings, No.84 illustrates the pattern of mixed commercial and residential development that characterised the High Street during the Georgian period with commercial accommodation at ground-floor level and residential accommodation above. As part of this wider terrace, the building contributes to an important historic streetscape that evidences the growth and prosperity of the Highgate area during this period.

- 3.10 Architecturally, the building possesses moderate significance through its surviving historic form and external appearance. The principal street frontage is most important and presents as a three-storey building with basement. It is constructed of painted stock brick laid in a Flemish bond pattern. The upper floors retain the simple and ordered composition characteristic of Georgian terraced development, comprising two-window-wide elevations with a hierarchy of fenestration expressed through smaller second-floor openings. The first-floor openings contain two-over-two timber sash windows beneath gauged brick lintels, while the second-floor openings are set beneath segmental brick arches. Although the windows appear to have been renewed, they conserve the established character and proportions of the elevation.
- 3.11 The ground floor retains a probable early 20th century shopfront comprising a tripartite oriel display window with timber transoms and multi-pane toplights. The recessed entrance is positioned to the left and incorporates an early 20th century timber door with fielded lower panel and multi-pane fanlight, matching that over the shop display window, set within a simple pilastered surround. The elevated entrance arrangement, approached via stone steps with decorative cast-metal railings, contributes positively to the architectural interest of the building and wider streetscape.
- 3.12 The building derives additional significance from its contribution to the collective architectural rhythm of the wider terrace group. Along with adjoining properties, No. 84 exhibits a consistent scale, plot width, fenestration pattern and parapet frontage that together create a strong sense of enclosure and visual cohesion along Highgate High Street. This collective architectural expression is a key aspect of the significance of the listed group and contributes positively to the character and appearance of the surrounding historic environment.
- 3.13 The rear elevation has been subject to a greater degree of alteration. A later infill extension occupies the space between the original rear building line and the adjoining outbuilding associated with No. 82. The extension is of modern construction and required the removal of much of the original rear wall at ground floor level to facilitate access between spaces. Consequently, the rear elevation possesses limited heritage significance beyond its surviving historic masonry, pattern of openings which comprise of single sash windows, and evidence of the building's original footprint.
- 3.14 Internally, the building has undergone substantial alteration and retains little historic fabric. Renovation works have revealed modern ceiling structures, including replacement joists and insulation systems, while the altered roof form and reduced ceiling heights at second-floor

level suggest significant historic modification to the upper part of the building. Historic plans indicate that the roof structure has been altered during the twentieth century, with the original roof form replaced by a flat roof concealed behind the front parapet. As a result, the roof structure and upper-floor ceiling arrangements are considered to possess limited heritage significance.

- 3.15 The principal surviving elements of significance within the interior comprise the external walls and portions of the historic structural envelope, which retain evidential value relating to the original construction of the building. An infilled doorway within the party wall shared with No. 82 survives at first-floor level and provides evidence of a historic connection between the two properties. Although the date of this opening is uncertain and the infill material is modern, it contributes to an understanding of the building's historical development and occupation.

Summary of Significance

- 3.16 Overall, the significance of No. 84 derives predominantly from its historic and evidential value as part of an 18th century terrace and from its strong group value within the wider collection of listed buildings that define the character of this part of Highgate High Street. The principal elevation and early 20th century shopfront make the greatest contribution to that significance, while the rear elevation and interior have been more extensively altered and make a more limited contribution.

Significance and hierarchy of importance of surviving fabric

- 3.17 The following assessment distinguishes between those elements that make the greatest contribution to the building's special architectural and historic interest and those elements that have been more heavily altered or are of lesser sensitivity. This provides the basis for assessing the effect of the proposed works in Section 4.
- 3.18 The significance of number 84 derives predominantly from its group value and contribution to the historic character and architectural coherence of Highgate High Street, as part of the wider terrace of 18th century listed buildings and its group listing with No. 86. The principal street frontage is of the highest significance, retaining the original Georgian composition, painted stock brick in Flemish bond, hierarchy of fenestration with two-over-two pane timber sash windows, and a probable early 20th century shopfront with tripartite oriel display window and plastered entrance surround.

- 3.19 The rear elevation is of lesser significance, having been altered through the insertion of a modern extension and loss of the original rear ground-floor wall. Internally, significance is low overall with remaining features of value limited to:
- 3.20 Surviving sections of external wall fabric; to the ground the original brickwork construction of the building has been left exposed to the partition wall with number 82.
- 3.21 A small number of historic timber floor joists at the front of the building adjacent to the shopfront.
- 3.22 An infilled doorway at first-floor level within the party wall with No. 82, which provides evidence of a former connection between the properties and contributes to an understanding of the building's historical development.
- 3.23 The interior more generally has been extensively altered. Site observations and images of the interior prior to the commencement of works evidence that the ceiling, floor and wall finishes were all modern. To the basement, the floor was finished with modern laminate floor covering with modern plasterboard ceiling with spot lights. The staircase to the basement was also a recent insertion. At ground floor, partitioning to the shop unit was modern metal stud framed with sliding door. A modern door provided access into the rear room. The floor to the rear room is shown to be finished with modern laminate with a modern plasterboard ceiling with spot lights. At first floor level, space was divided into two rooms by modern partitioning. The front room had modern laminate floor finishes, modern skimmed walls, modern plasterboard ceiling with spotlights, modern skirting boards and modern timber shutters to the front sash windows. The space benefited from wall mounted electric sockets and radiators. The rear room was used most recently as a kitchen with modern kitchen units and fittings and appliances. The image of the space prior to works commencing evidences the floor was finished with modern laminate and the rear wall was plastered. At second floor level the space was divided into three, a small rear bathroom accessed from a small internal hallway floor and a bedroom to the front. As with the lower storeys, the walls and ceilings are modern plaster. The bedroom had modern skirting boards, wall mounted electric sockets and radiators. The floor is shown carpeted. To the bathroom, the walls and floor are tiled with a modern plasterboard ceiling with spot lights. A washing machine was plumbed into a small recess to the rear wall and would have benefited from water and electric service. Plumbing is also shown to have been present in the partition wall between the bath and the stair.

- 3.24 The removed upper-floor partitions were found, on removal, to be fixed against modern plastered wall finishes and a later insertion could not be fixed against a wall finish that predates it, so this demonstrates the partitions post-date those finishes and are not part of the historic plan form.
- 3.25 The altered character of the roof is evidenced by the flat roof form itself, which is inconsistent with the building's 18th century origins and with the pitched roofs typical of this building type and date, as shown on elevation drawings from the late 1960s. It is also evidenced by rebuilt brickwork at eaves level on the rear elevation, modern roof joists and rigid board insulation revealed during opening-up works, and the unusually low floor-to-ceiling heights at upper-floor level, which are consistent with a lowered or altered roof and ceiling structure.
- 3.26 In respect of the existing staircase, the planning history and site observations provide evidence that the staircase removed as part of the works was not original. The lower flight was installed in 2020, and modern render finishes exposed behind it following removal confirm that the staircase was a recent intervention rather than a surviving historic feature. Reference has been made by the LPA to historic panelling; however, no such panelling was observed on site and none is visible in the photographs of the interior prior to works commencing. Comparison with the floor plans of No. 76 Highgate High Street, also Grade II listed and forming part of the wider historic group, and with typical terraced-house plan forms, further suggests that the removed staircase arrangement was not historic. Whilst the rear position of the staircase is acknowledged to be typical, the straight-flight arrangement is less characteristic than a compact winder stair, as shown at No. 76 (Fig. 1). It was also more typical for the staircase to rise towards the rear of the property from the ground floor, accessed from the front entrance hall; at No. 84, the direction of ascent to first floor was reversed, which was one of the primary limitations of the existing arrangement.



Fig 1 - Copy of floor plan of number 76 Highgate High Street dated 1968.

- 3.27 It is also worth noting that number 80 Highgate High Street has a staircase in a similar central position to the basement, ground and first levels as is proposed at number 84 (Fig 2). To the second floor, a more contemporary, spiral staircase is shown to have been accepted as part of works undertaken in 1974.



Fig 2 – Copy of Floor Plan of number 80 Highgate High Street from the 1970s.

- 3.28 The 1996 floor plan (Appendix 4) notes 'Reinstatement of historic panelling' to the ground floor stairwell as part of the proposed works. Requests for copies of the drawings included with this submission have been made to the LPA Planning and Building Control teams and unfortunately no record of the application drawings is available. The images of the property from the 2020 application include an image of the panelling (Fig 3) installed as part of the 1996 scheme of works. The panelling appears to have comprised simple, recessed vertical panels with a muntin to the section closest to the access door to the basement. However, the contractor who commenced the works advised that there was no panelling present in this location, only plasterboard.



Fig 3 – Copy of image showing reinstated panelling to the lower staircase between the basement and ground floor included within the 2020 DAS.

- 3.29 The surviving features which have been assessed to be of heritage value and to contribute towards the significance of 84 Highgate High Street are:
- The main façade which is of aesthetic, evidential and historic value. The façade in its architectural composition and scale anchors the property as part of a historic terrace group that have a collective significance evidencing the development of Highgate High Street in the late 18th and 19th centuries.

- Surviving fabric to the external walls. The external walls remain largely intact bar for the formation of a ground floor opening to the rear and the rebuilding of the upper course when the roof was altered. The fabric is of historic and evidential value revealing the original construction materials.
- The sash windows. Whilst the existing sashes are later, they are traditionally detailed and are in an integral aspect of the external composition adding architectural interest and rhythm to the historic townscape.
- The 20th century shop frontage. The ground floor shop front is of evidential, historic and aesthetic value reflecting the use of the ground floor for commercial purposes and evidencing a later phase of investment within the façade.

3.30 Significance plans are included at Appendix 6.

4 HERITAGE IMPACT ASSESSMENT

Impact Assessment Methodology

- 4.1 The NPPF (2024) stipulates two levels of potential adverse impact to the significance of designated heritage assets. The NPPF references these as:
- Substantial harm.
 - Less than substantial harm.
- 4.2 Planning Practice Guidance (PPG) (Para 18) advises that within each category of harm, the extent of the harm may vary and should be clearly articulated.
- 4.3 PPG also discusses how to assess substantial harm where it states *‘In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’* (Para 19).
- 4.4 The application of the terms ‘less than substantial’ and ‘substantial’ is made on professional judgement and experience. It should also be noted that, in some instances, works will result in no harm to heritage significance, having a neutral effect, or could benefit heritage significance by helping to better reveal or understand special interest.

The works

- 4.5 The works to No. 84 have partially commenced. Those works commenced comprise:
- Removal of modern ceiling finishes, floor and wall finishes.
 - Removal of modern kitchen and bathroom fittings.
 - Removal of modern stud partitions from ground, first and second floor levels.
 - Removal of existing staircase (assumed inserted as part of the 1996 approval).

- Installation of new, centrally located staircase and associated structural steel beams to the basement ceiling and fire rated partition enclosures at ground, first and second floor level.
- Installation of new timber stud frame to the ground floor to form corridor to separate the access to the upper floor residential accommodation from the ground and basement commercial accommodation.
- Installation of new plastered wall and floor finishes to the basement.

4.6 Subsequent to a recent pre-app meeting with officers at Haringey Council, all works which would affect the character of the building as being of special architectural and historic interest have stopped. The works proposed to complete the refurbishment of the commercial and residential accommodation to an appropriate standard comprise:

- Installation of new bathroom fittings at first floor level utilising existing service and plumbing routes within the building fabric.
- Installation of new kitchen fittings and appliances at second floor level utilising existing service and plumbing routes within the building.
- Reinstatement of ceiling and wall finishes on a like for like basis.
- Installation of acoustic fire rated boards between the ground floor ceiling joists to achieve suitable fire protection between the ground floor shop and the upper floor residential accommodation.
- Installation of new timber stud partition walls to the basement to form new staff room / kitchen space and staff WC, including new services from the ground floor.
- Installation of new timber stud partition to the first floor to form new bathroom and bedroom enclosures.
- Installation of glazed partition to the well of the staircase to maximise natural light. The staircase and its enclosure has an intentional, more contemporary design approach allowing it to be interpreted clearly as a later insertion to the building.
- Installation of new internal doors including new fire-rated doors to the entrance to the residential accommodation.

- Renewal of the existing glazing to the roof over the rear infill extension with new insulated glazing panels.

Impact Assessment

4.7 Table I below should be read alongside the submitted plans prepared Archplan Architects.

Table I: Heritage Impact Assessment			
Works	Assessment	Mitigation	Effect on Significance
Removal of modern ceilings throughout and replacement on a like for like basis.	The existing ceilings throughout were all modern and no fabric of historic interest has been lost.	Ceilings are to be reinstated on a like for like basis. Remaining ceiling joists are to be retained in situ conserving remaining historic fabric.	Neutral impact on significance.
Removal of modern floor finishes and replacement with new modern floor finishes.	The existing floor finishes were modern bar for exposed floorboards to the ground floor shop area.	Timber floorboards are to be reinstated to the ground floor shop unit and entrance hall.	Neutral impact on significance.
Internal redecoration of walls including new tiled walls to the bathroom, new painted wall finishes.	The interior retained no historic decorative schemes with modern painted walls, ceilings and tiled walls to bathroom and kitchen.	The existing exposed brickwork to the east wall at ground floor level is to be retained exposed. Whilst exposed brickwork is a later aesthetic intention, the wall reveals the original construction and historic fabric.	Neutral impact on significance.
Removal of modern stud partitions at ground, first and second floor levels and installation of new modern, stud partitions.	All existing stud partitions to separate the rooms were of modern construction and materials and removal has not resulted in the loss of historic partitioning or wall finishes.	No mitigation proposed.	Neutral impact on significance.
Removal of existing staircase and installation of new centrally located staircase and associated structural steel beams to the basement ceiling and fire rated partition enclosures at ground, first and second floor level.	The existing staircase removed is not assessed to be original, with evidence on site and review of typical floor plans suggesting the staircase had been subject to previous alterations. It is acknowledged, however, that the works have altered the spatial character of the interior, with the staircase's previous position towards the rear of the building being a common arrangement for buildings of this type. Further research undertaken since the works commenced has established that the timber panelling to the lower flight, reinstated in 1996, was removed as part of the works in advance of this application being made, rather than retained as	The proposed staircase position and design have been selected to maximise the usable space of the compact interior whilst ensuring the upper floors can be occupied and operated independently of the lower floor retail space. Timber panelling to the lower flight of the new staircase, from ground floor to basement, is proposed to match the timber panelling reinstated in 1996 and subsequently removed, following the same approach accepted for the building in 1996. To the upper floors, the staircase has been designed with a more contemporary character, responding honestly to the already-altered condition of these floors, and would not affect the remaining	Less than substantial harm to the significance of the listed building, at the lowest end of that scale. This reflects the limited heritage value of the panelling removed from the lower flight and the further change to an already altered plan form. The location of the staircase reflects the location of the staircase at

	originally understood. This panelling was a modern, if traditionally-detailed, insertion, and its loss is not assessed to have removed historic fabric, but it did remove a feature which contributed positively to the character of this part of the interior.	identified features of heritage value that expressly contribute to the significance of the property.	number 80 Highgate High Street (see Fig 2 above).
Installation of a new timber stud frame partition at ground-floor level to form a corridor separating access to the upper-floor residential accommodation from the ground-floor and basement commercial accommodation.	The partition removed was installed under the 2020 LBC approval and was not historic. The new partition is necessary to divide the ground and basement retail unit from the separate access to the first floor residential accommodation.	The partition has been designed to maintain access to the shop unit and the residential accommodation directly from the main entrance and is aligned with the entrance door so as to maintain the appearance of the main frontage from Highgate High Street.	Neutral impact upon significance.
Installation of new kitchen and bathroom fittings.	The existing kitchen and bathroom were not historic and removal has not resulted in the loss of any historic fitting or fixtures.	The kitchen and bathroom are sited to the rear of the building so as to benefit from the presence of existing services such as waste, electricity and water to minimise disturbance to the wall and floors.	Neutral impact upon significance.
Installation of new internal doors, including fire-rated doors to the entrance to the residential accommodation.	No evidence has been reviewed to suggest any of the existing doors within the building, bar from the front door, were historic.	New doors to the ground floor are to be four panelled with the door to the residential accommodation required to be fire-rated. Doors to the upper floors are to be simple, painted timber doors.	Neutral Impact upon significance.
Installation of new services throughout.	The building already benefitted from existing service integration, with wall-mounted sockets, ceiling-fitted lights, and plumbing and waste infrastructure. Installation of new services and renewal of the existing is a necessary element of the refurbishment to ensure compliance with relevant regulations. Some disturbance to existing plaster finishes to the upper floors has been undertaken to accommodate new electrical cabling for wall-mounted light fittings; however, the existing plaster finishes are not of significance. Whilst some lime plaster finishes may remain behind later layers of modern plaster, this surviving lime plaster did not appear historic in terms of texture or colour from site observations, and was not intact, having previously been plastered over.	To the basement, services are to be installed behind new plasterboard wall finishes and within the new ceiling finishes. Water and waste are to connect to the existing services at the rear of the building. To the ground floor, new sockets to the east wall are to be mounted on skirting boards to avoid disturbance to the fabric, and new sockets will otherwise be installed to new partitions or utilise existing positions. To the first and second floors, electrical fittings are to be sited at existing locations where possible, with new partitions and ceilings used to accommodate fittings where not. The existing waste connection is to be used for the bathroom, and the existing vertical channel in the brickwork at the northwest corner of the rear wall (first to second floor) is to be reused for pipework, avoiding the	Minor limited less than substantial harm at the lowest end of the scale with limited works affecting only very limited areas of low significance which have been previously altered.

		need for new chasing. The internal walls will be photographically recorded prior to completion of any works to provide a baseline record of existing wall finishes and where new works have been installed for future reference. Plastered wall finishes will be made with modern plaster to bind to the adjacent sections of modern plaster skim finishes to the existing walls.	
Renewal of the existing glazing to the roof over the rear infill extension to ground floor with insulated glazing panels.	The infill extension is a later addition, as evidenced on historic mapping. The existing materials are not historic.	The works offer an improvement to the existing roofing material, providing a more durable material to a non-historic later addition.	Neutral impact on significance however could be considered to be beneficial in terms of the long-term maintenance of a modern addition.

- 4.8 The interior of 84 Highgate High Street has been very substantially altered, and no historic fixtures, fittings or decorative scheme survive, with the exception of the 1996-reinstated panelling to the lower flight of the former staircase, itself a modern rather than historic feature. The photographic evidence included at Appendix 5 alongside site observations confirms the modern character of the interior, and the altered spatial character of the building has already been altered through previous phases of work, including the 2020 LBC approval.
- 4.9 The features assessed as contributing to the significance of the listed building as set out in section 3 above and identified on the significance plans included at Appendix 6 are unaffected by the works presented.
- 4.10 The majority of the works assessed in Table 1 above are considered to result in a neutral impact upon the significance of number 84, reflecting the entirely modern character of the fabric removed and replaced.
- 4.11 The proposed new staircase and associated partitions replace modern fabric within an already altered interior and do not result in the loss of significant historic features. Nor do the works affect any surviving legible historic plan form or important, surviving spatial characteristics, as these have largely been eroded through previous alteration. The proposed new arrangement to the basement, ground and first floor reflect the typical two room arrangement of such properties whilst the second floor would be an open space. The second floor has been subject to previous change with the alteration to the roof.

- 4.12 Minor and limited less than substantial harm has been assessed to result from the removal of the existing staircase, reinstated panelling to the lower flight of the staircase and from limited, localised disturbance to wall finishes.
- 4.13 In accordance with national policy, this harm requires clear and convincing justification and is to be weighed against the public benefits of the scheme.
- 4.14 The proposed internal alterations are principally driven by the need to provide a separate and compliant means of access to the residential accommodation at first and second-floor level, independent of the commercial accommodation at ground-floor and basement level. Prior to the commencement of works, access to the upper-floor residential accommodation could only be obtained by passing through the ground-floor shop unit. This arrangement was unsatisfactory from both a functional and fire-safety perspective because it did not provide a protected means of escape and prevented the upper-floor accommodation from being occupied or let independently from the commercial unit.
- 4.15 The narrow width of the plot is a further constraint and has limited the options available for reconfiguring the internal layout. Alternative approaches were considered; however, retaining the staircase in its former rear position whilst providing a separate enclosed access route would have resulted in a substantial loss of floorspace available to the shop unit, compromising operation of the unit. The relocation of the staircase to a more central position within the building represents the most efficient and least harmful solution, enabling a clear separation between the residential and commercial uses whilst maintaining usable accommodation throughout the building.
- 4.16 The physical impact of the works on the listed building has been limited. Beyond the removal of modern partitions and staircase structures, the principal interventions comprise the removal of the 1996 panelling to the lower staircase flight and the minor, localised disturbance to surviving later lime plaster wall finishes which are assessed as being of limited heritage value only.
- 4.17 The benefits of the works to weigh in the balance required by paragraph 215 of the NPPF include the following:
- Independent occupation of the upper floors as residential accommodation whilst retaining active shop / commercial uses at ground floor and basement level.
 - Improved fire safety for the future occupiers of the building.

- Re-establishment a traditional pattern of occupation that is characteristic of the historic development of Highgate High Street, where commercial premises at ground-floor level were commonly accompanied by residential accommodation above.
- Securing the continued viable use of the building, supporting its long-term maintenance and conservation.

5 ASSESSMENT AGAINST PLANNING POLICY

National Planning Policy

- 5.1 Chapter 16 of the NPPF (2024) is relevant to the consideration of the proposals.
- 5.2 Paragraph 207 requires that a description of the heritage assets affected by a proposed development be provided. This statement complies with this requirement providing proportionate descriptions of significance of the heritage assets identified as being sensitive to the proposed redevelopment of the site.
- 5.3 Paragraph 210 states that in determining applications, Local Planning Authorities should take account of the following:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.4 In respect of part a), the proposals have been carefully designed to sustain and enhance the key features of special interest of 84 Highgate High Street and its significance as part of a historic townscape group. The works will help ensure the buildings remains in long-term use which is consistent with its original use and its significance.
- 5.5 Less than substantial harm at the lowest end of the less than substantial harm scale has been identified to arise from limited aspects of the works undertaken / proposed including the removal of the 1996 panelling to the lower staircase flight, repositioning of the stair and the minor, localised disturbance to surviving later lime plaster finishes which are assessed as being of limited heritage value only.
- 5.6 The benefits of the works to weigh in the balance required by paragraph 215 of the NPPF include the following:
- Independent occupation of the upper floors as residential accommodation whilst retaining active shop / commercial uses at ground floor and basement level.

- Improved fire safety for the future occupiers of the building.
- Re-establishment a traditional pattern of occupation that is characteristic of the historic development of Highgate High Street, where commercial premises at ground-floor level were commonly accompanied by residential accommodation above.
- Securing the continued viable use of the building, supporting its long-term maintenance and conservation.

5.7 On balance, it is considered that these public benefits outweigh the limited harm identified.

Local Planning Policy

5.8 Relevant local planning policy is presented within the following documents:

- Haringey's Local Plan: Strategic Policies 2013 – 2026 (adopted 2013).
- Development Management DPD (Adopted 2017).
- London Plan (Adopted 2021).

5.9 SP12 of the Strategic Policies document concerns 'Conservation' and requires development to conserve the significance of designated and non-designated heritage assets, their settings and the wider historic environment. It promotes heritage-led regeneration and positive change, encouraging proposals that secure the sustainable use of historic assets whilst respecting their significance. The policy also seeks to protect important strategic and local views and, where archaeological investigation is required, ensure that findings are appropriately recorded, disseminated and interpreted.

5.10 Policy DM9 of the DPD sets out the approach to the management of the historic environment. Part A states that development that conserves and enhances the significance of a heritage asset and its setting will be supported. Part B requires that proposals affecting heritage assets are assessed against their significance and setting. Applicants must demonstrate an understanding of the asset's significance through a heritage statement and provide a proportionate assessment and justification of the impact of the proposed works on that significance.

5.11 Part E concerns conservation areas and requires that within Conservation Areas, alterations and extensions should be sympathetic to the host building, respecting its architectural

character, scale, proportions, materials and detailing. Development should be appropriately designed so that it integrates with the existing building and does not appear dominant, intrusive or harmful to the character and appearance of the Conservation Area.

- 5.12 In respect of listed buildings Part F of the policy is relevant. This policy supports proposals that secure the long-term conservation and viable use of listed buildings, particularly those identified as being at risk, provided that they avoid substantial harm to significance, retain and repair historic fabric, preserve structural integrity, and ensure that any extensions are sensitively designed and located within less significant parts of the building.

- 5.13 Policy HCl of the London Plan 2021 is also relevant. Policy HCl of the London Plan concerns 'heritage conservation and growth' and states '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.'

- 5.14 The proposed works would conserve the surviving key features of special architectural and historic interest of the Grade II listed building. The alterations principally affect modern fabric within an interior that has been substantially altered and where little historic plan form survives.

- 5.15 The proposals do not affect the building's principal sources of significance, namely its external appearance, historic fabric of evidential value, group value within the listed terrace, or contribution to the character and appearance of the Highgate Conservation Area.

- 5.16 The works secure a safe, functional and sustainable mixed-use arrangement that supports the long-term occupation, maintenance and conservation of the building.

- 5.17 Accordingly, the works are judged to accord with the aims of local planning policy by conserving the principal features of significance, enabling a viable mixed-use arrangement, and supporting the building's long-term maintenance and conservation.

6 CONCLUSION

- 6.1 This Heritage Statement has assessed the significance of 84 Highgate High Street and the effect of the proposed internal alterations and refurbishment works on its significance. The building derives its principal significance from its external appearance, its contribution to the group value of the wider listed terrace, and its role within the historic townscape of Highgate High Street and the Highgate Conservation Area. By contrast, the interior has been subject to substantial previous alteration and retains only limited historic fabric or legible historic plan form.
- 6.2 The works principally affect modern fabric within an already altered interior and are necessary to provide safe, functional and independent access to the residential accommodation above the commercial premises. The proposals would not remove significant historic features, would not affect the principal elevation or wider streetscape contribution of the building, and would preserve the elements which make the greatest contribution to its significance.
- 6.3 On this basis, the proposed works are assessed as resulting in limited less than substantial harm to the significance of the Grade II listed building, at the lowest end of that scale, arising principally from the removal of the 1996-reinstated panelling, the reconfiguration of the staircase, and limited localised disturbance to later wall finishes. This harm is clearly outweighed by the heritage and public benefits of securing the building's continued viable use, improving fire safety, enabling independent residential occupation above the commercial premises, and supporting the building's long-term conservation. The proposals would not affect the principal elevation, the wider streetscape contribution of the building, or the character and appearance of the Highgate Conservation Area and are therefore considered to accord with the requirements of the NPPF, the London Plan and relevant Haringey local planning policy.

APPENDICES

Appendix 1: Site Photographs (June 2026)

Appendix 2: Approved Ground Floor Plan from 2020 and Images

Appendix 3: Copy of the 1996 Proposed Ground Floor Plan

Appendix 4: Extract of a 1965 Proposed Elevation Plan

Appendix 5: Photographs of the interior prior to works (obtained online)

Appendix 6: Significance Plans

Appendix I: Site Photographs



Plate 1 - Main frontage onto Highgate High Street



Plate 2 - No. 84 as part of a wider Grade II listed terrace group lining the north side of the street.



Plate 3 – Decorative cast metal balustrade to the entrance steps.



Plate 4 – Shop frontage detail.



Plate 5 – View towards the rear elevations from the rear yard area.



Plate 6 - Rebuilt upper courses of brickwork to the rear elevation.

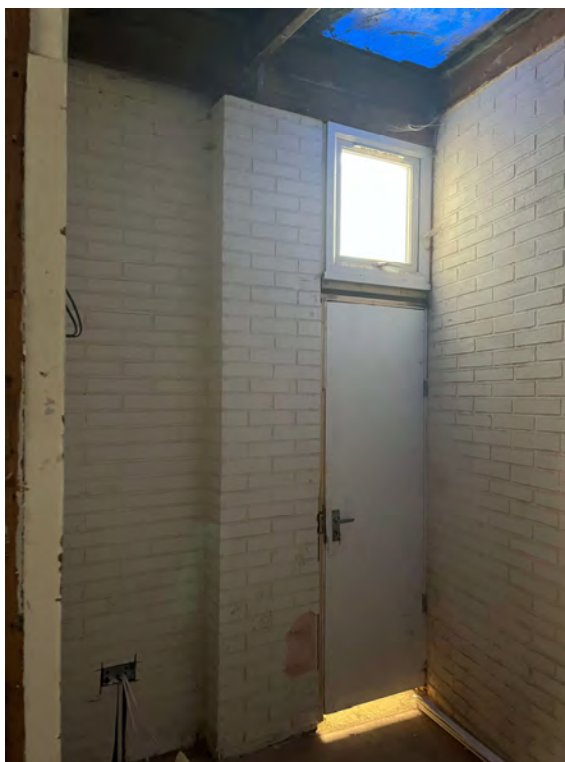


Plate 7 – Interior view of the rear extension.



Plate 8 – Blockwork infill to the east side of the rear infill extension.



6.4 Plate 9 – Roof structure to the infill extension; solid and glazed panels proposed to be replaced with insulated glazed panels.



Plate 10 – View through the basement towards the rear elevation.



Plate 11 – View through the basement towards the front elevation.



Plate 12 – Timber joists to the basement which have been altered to accommodate service runs.



6.5 Plate 13 - View through the ground floor shop unit towards the rear elevation.



Plate 14 – New staircase installed to the centre of the building against the west wall.



Plate 15 - View towards the northwest corner of the ground floor shop unit.



Plate 16 – Existing modern joists uncovered as part of the refurbishment works.



Plate 17 – Position of previous staircase with modern cement render behind where it was installed.



Plate 18 – Existing channel in brickwork in the rear wall reused for accommodating services.



Plate 19 – Infilled door opening with the internal east wall with No. 82.



6.6 Plate 20 – New fire-rated stair enclosure to the first floor.



Plate 21 – View through the first floor with new stair enclosure and partition wall.



Plate 22 - Evidence of previous staircase at second floor level with modern render behind where the staircase was attached.



Plate 23 – View through the second floor looking towards the rear elevation.



Plate 24 - Existing roof window within the renewed flat roof covering.



Plate 25 - Modern plaster behind where a stud partition has been removed.

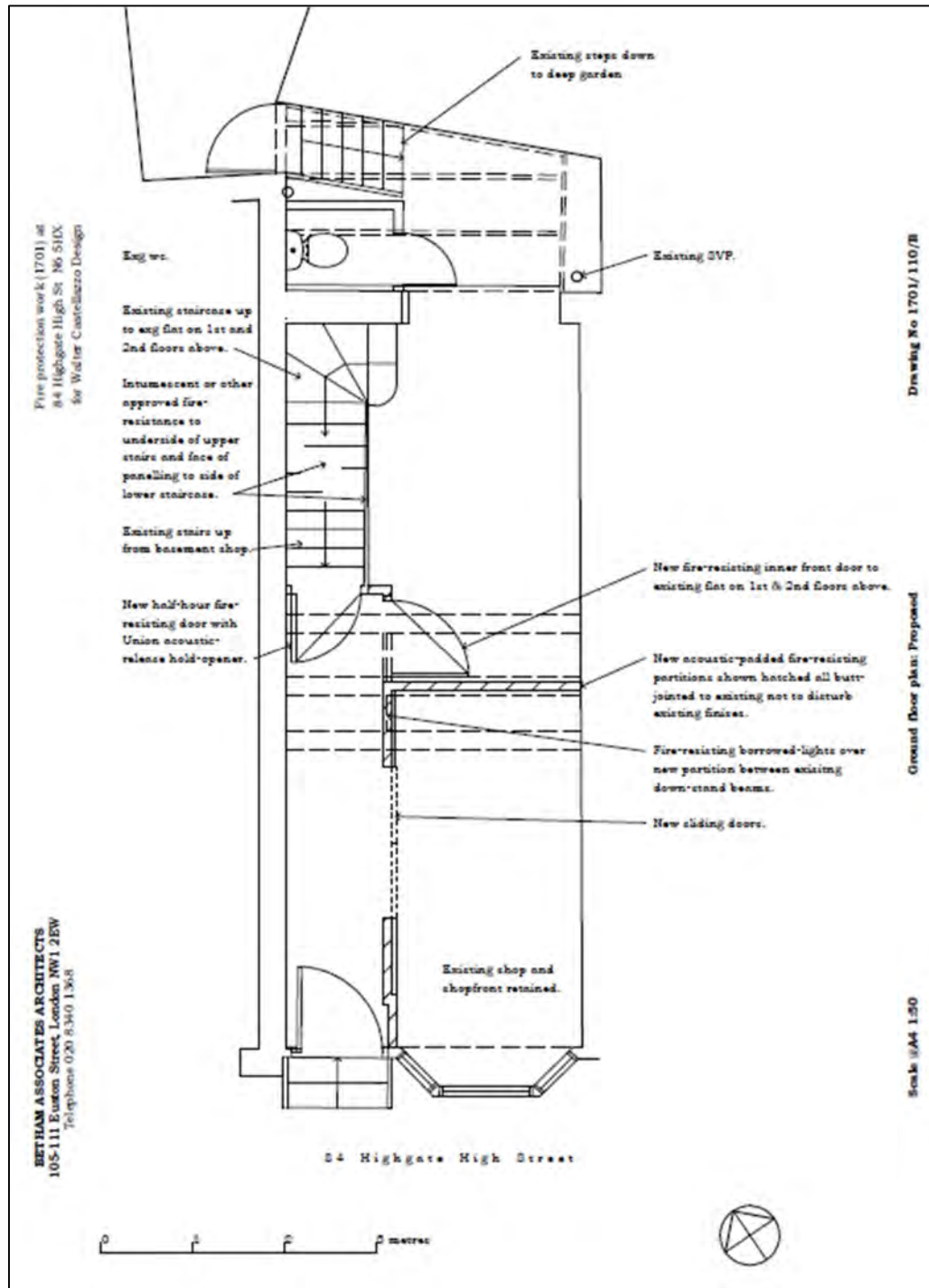


Plate 26 - New services installed to the second floor which have reused the routes of existing services to minimise disturbance to fabric.



Plate 27 – View of the east internal wall; no service installed here to minimise disturbance to historic fabric.

Appendix 2: Approved Ground Floor Plan from 2020 and Images



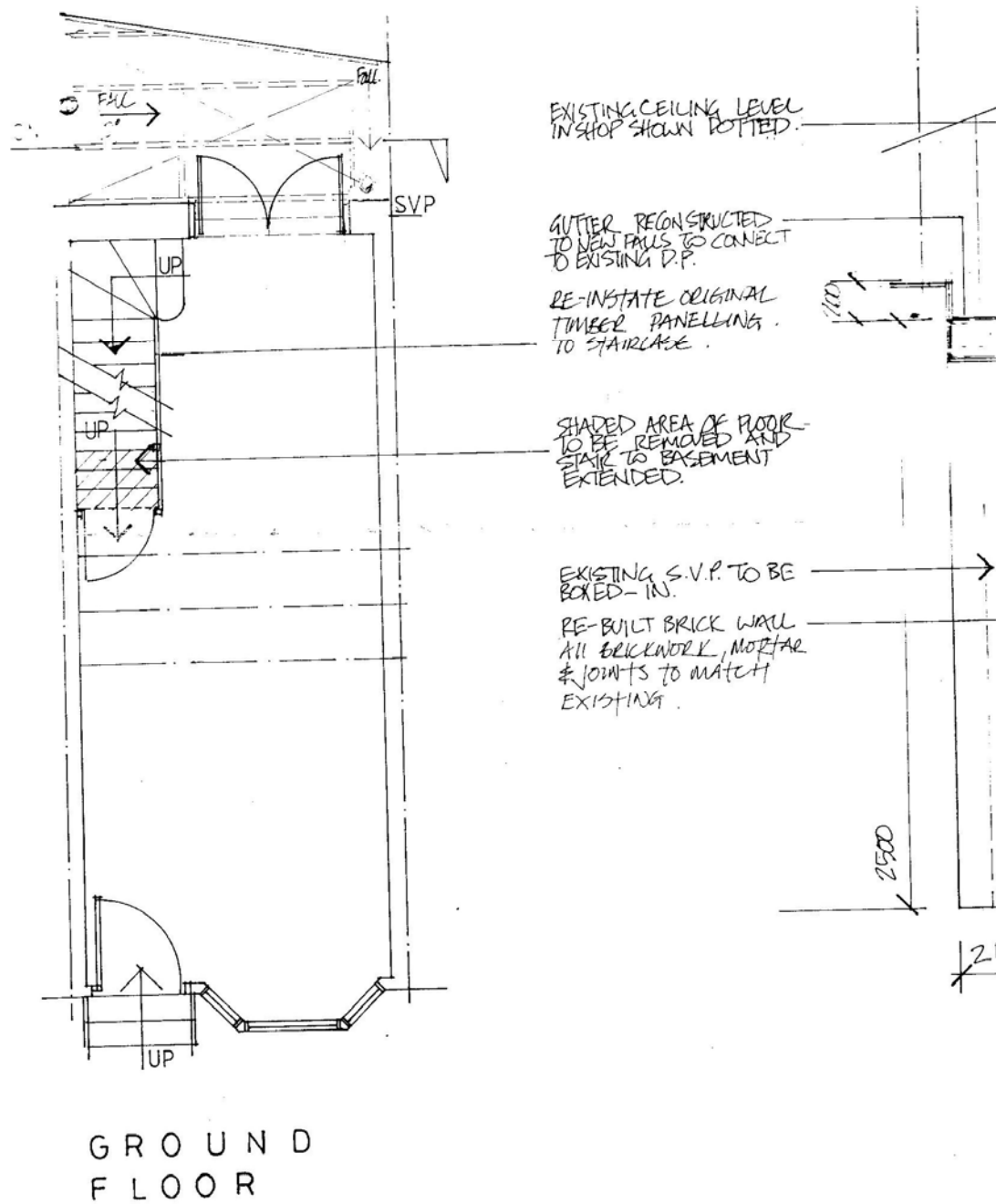


Basement captured in an image submitted with the 2020 application.

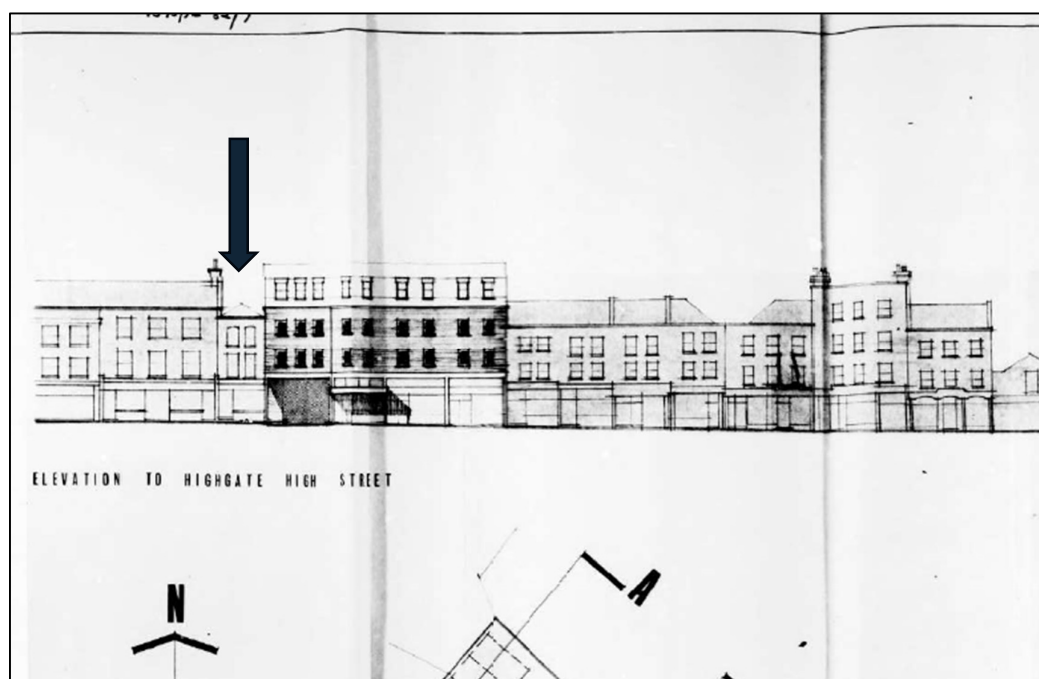


Ground floor of No. 84 captured in image submitted with the 2020 application.

Appendix 3: Copy of the 1996 Proposed Ground Floor Plan



Appendix 4: Extract of a 1965 Proposed Elevation Plan



No. 84 is identified by the arrow with a hip roof form.

Appendix 5: Photographs prior to Works Commencing



Plate 1 – Basement looking towards street frontage.



Plate 2 – Basement looking towards the rear.



Plate 3 – Ground floor within infill extension to rear.

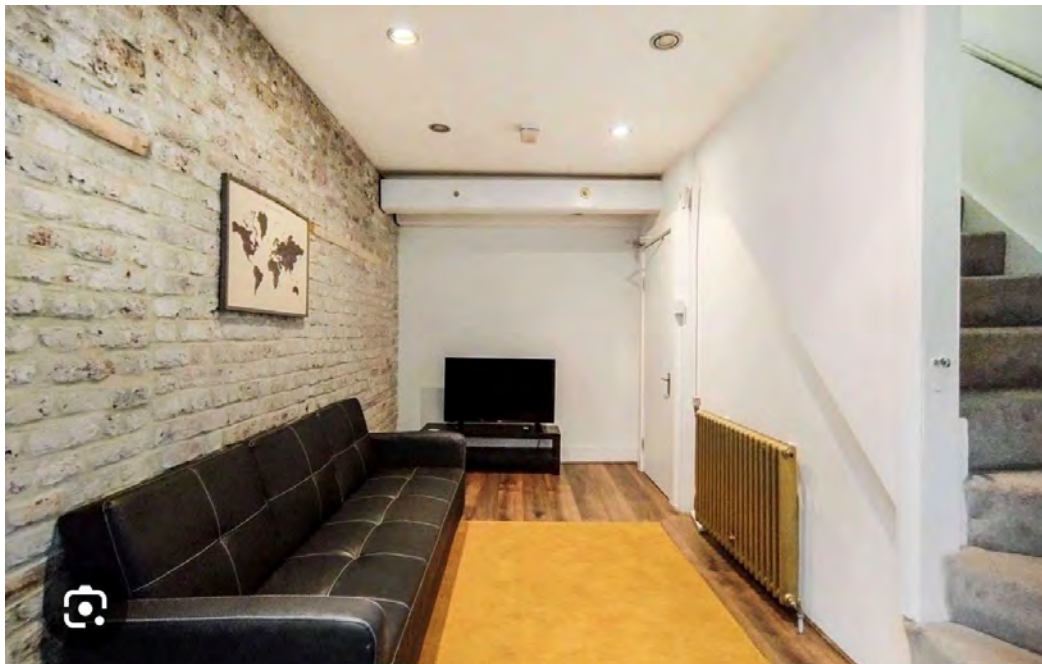


Plate 4 – Ground floor showing residential accommodation with shop unit beyond the modern partition.

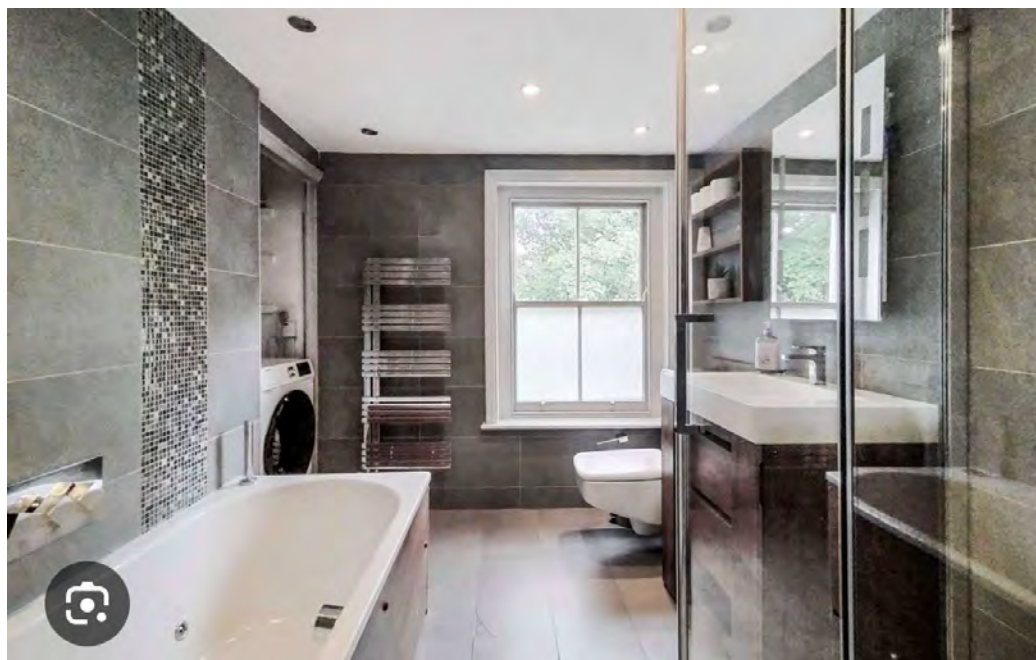


Plate 5 – Bathroom.



Plate 6 – Kitchen (First floor)



Plate 7 – Kitchen (first floor)



Plate 8 – First floor bedroom.

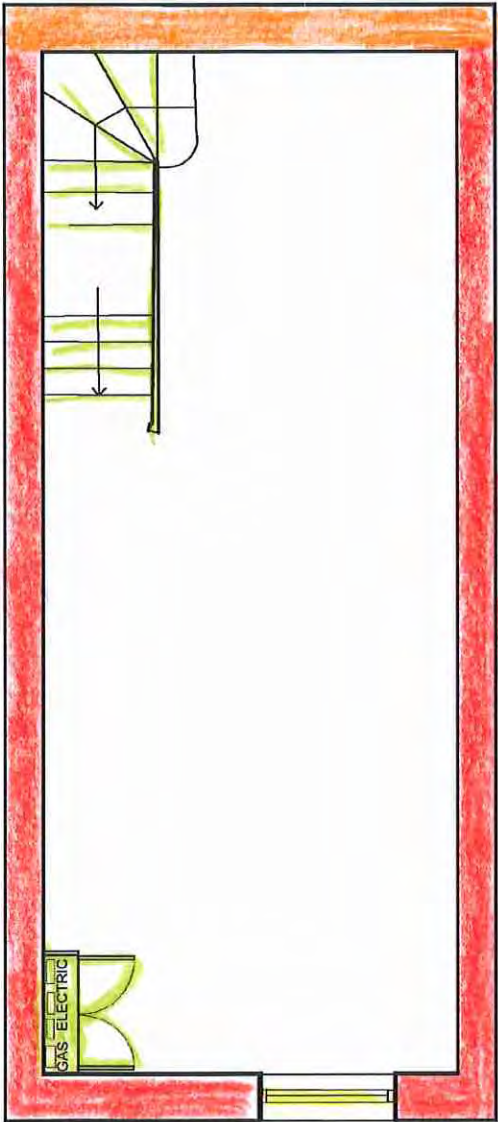


Plate 9 – Second floor bedroom.

Appendix 6: Significance Plans

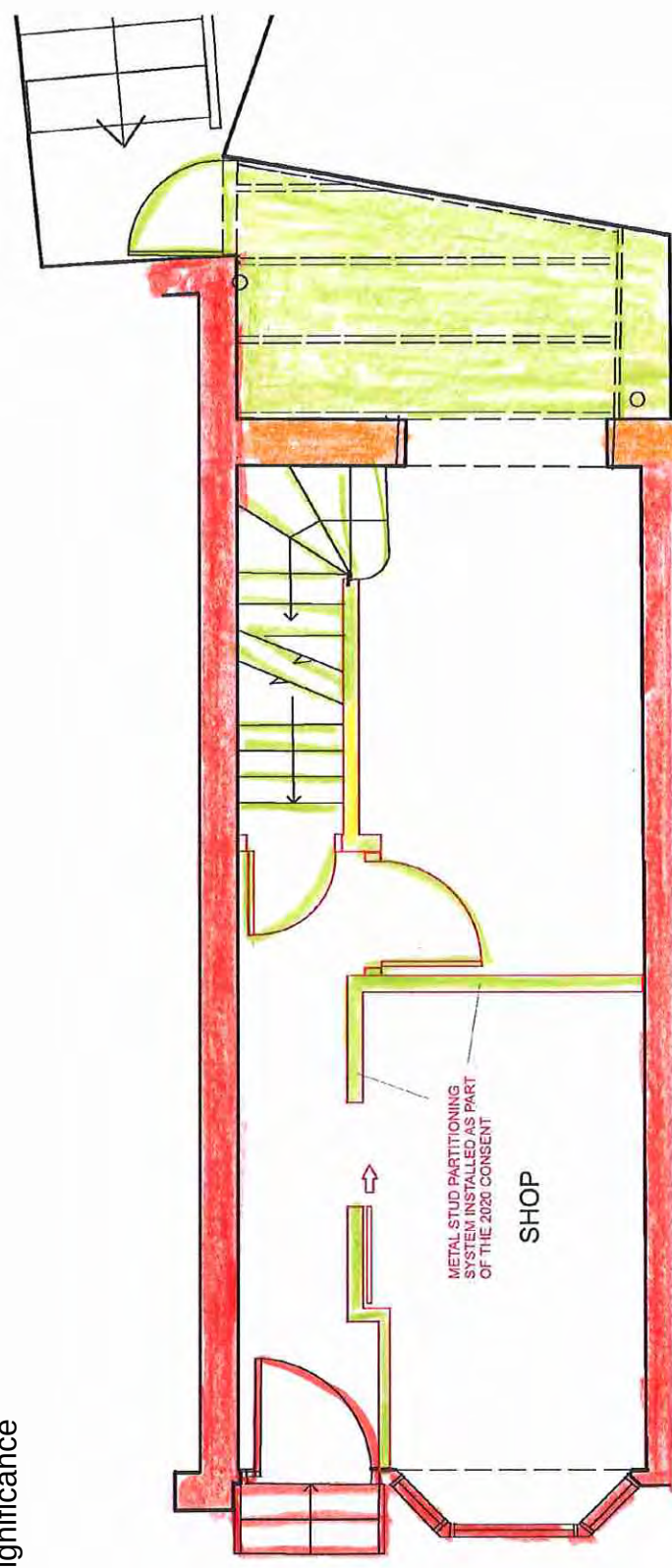
Appendix 5: Significance Plans

- High Significance
- Medium Significance
- Low Significance
- Modern / not of significance



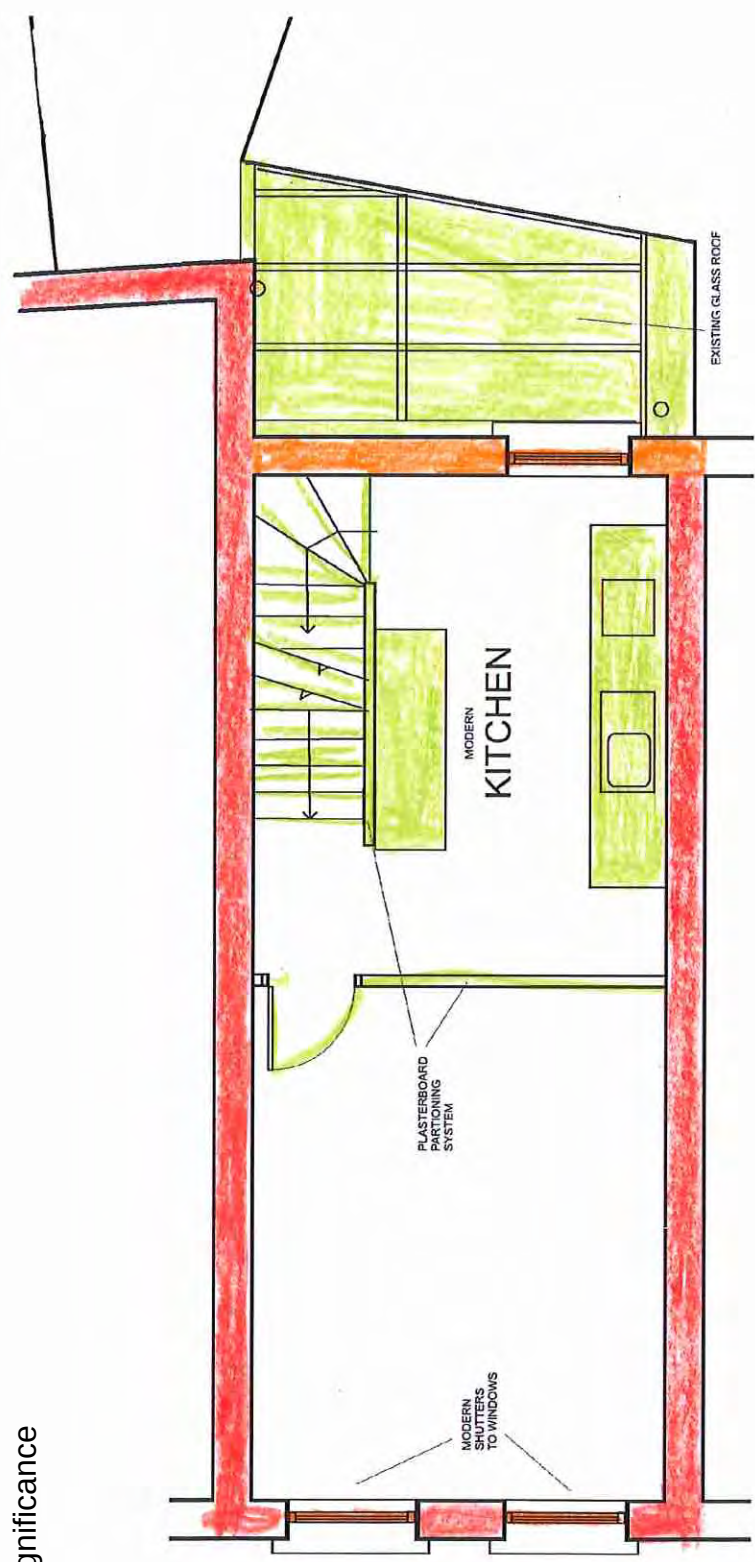
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- High Significance
- Medium Significance
- Low Significance
- Modern / not of significance



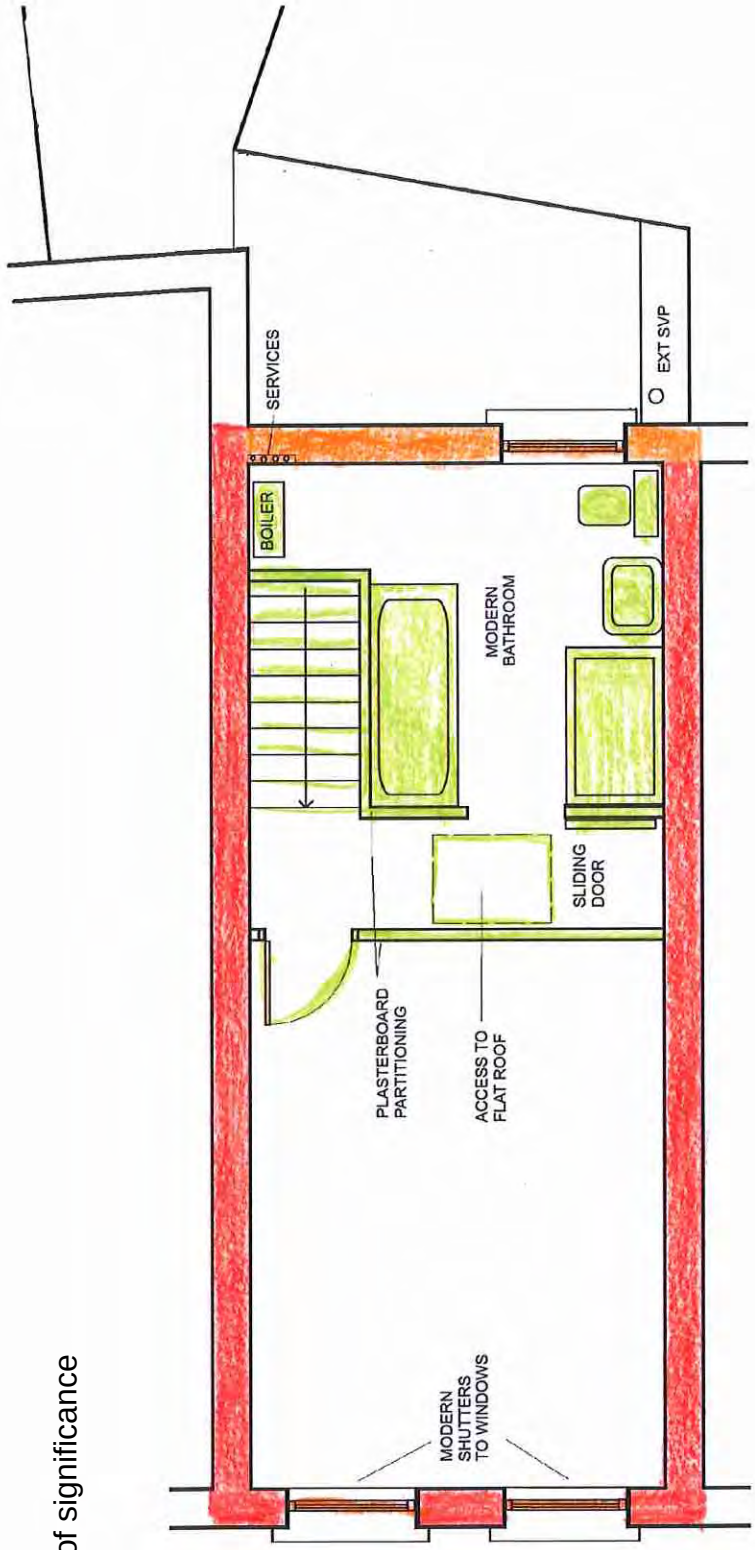
archplan architects and property management 1 Millfield Place, Highgate, London N6 6JP Tel: 020 6341 5628 e-mail: archplan@hotmail.com		Date MAY 25 Drawn by Checked by	Scale 1:50 At A3	Project 84 HIGHGATE HIGH ST LONDON N6 5HX Title GROUND FL PLAN	Drawing no HH/03 Copyright Archplan 2020
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- High Significance
- Medium Significance
- Low Significance
- Modern / not of significance

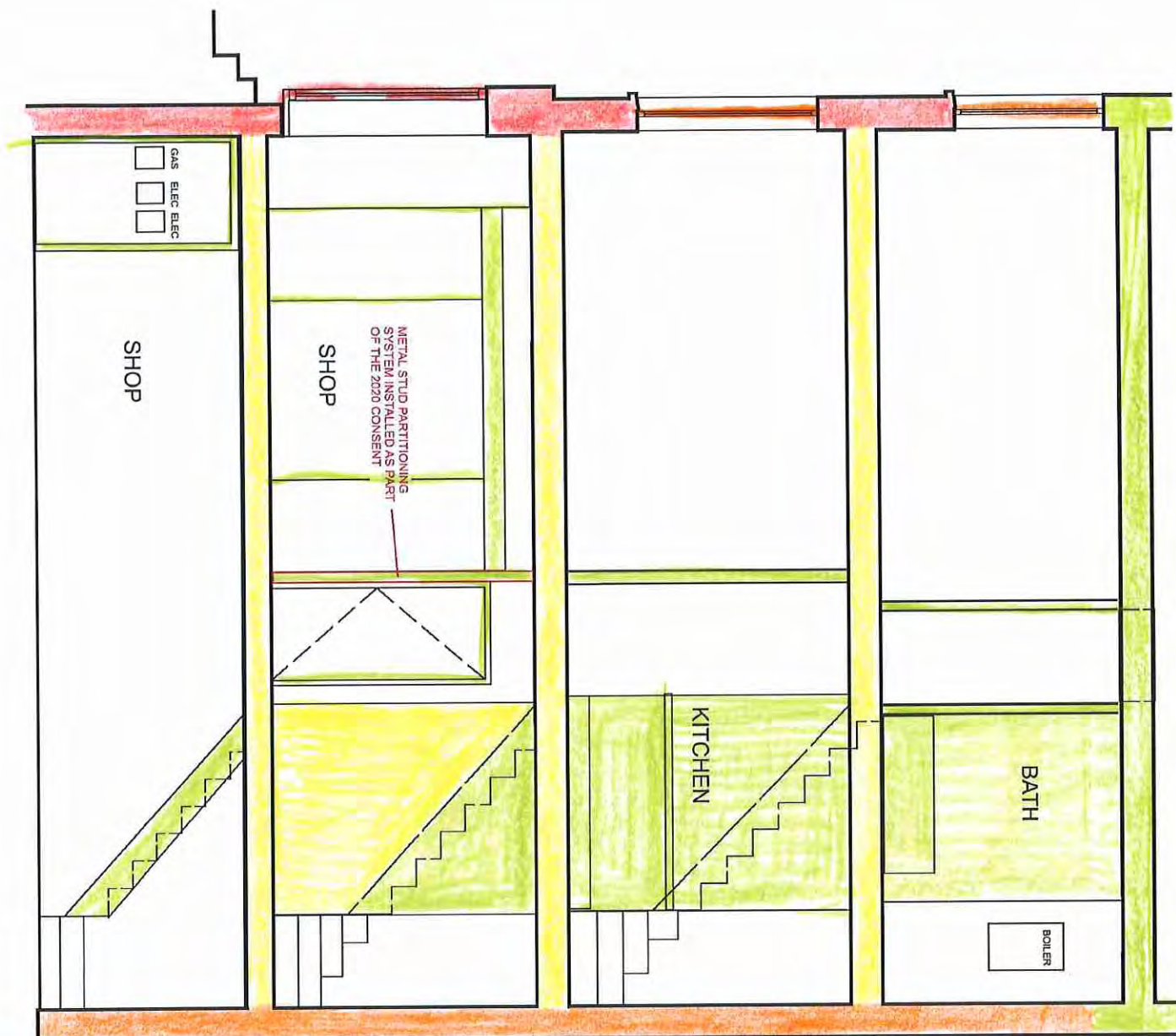


archplan architects and property management 1 Millfield Place, Highgate, London N6 6JP Tel: 020 6341 5628 e-mail: archplan@hotmail.com		Date MAY 25 Drawn by Checked by	Scale 1:50 A1 A3	Project 84 HIGHGATE HIGH ST LONDON N6 5HX Title FIRST FLOOR PLAN	Drawing no HH/04 Copyright Archplan, 2020
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- High Significance
- Medium Significance
- Low Significance
- Modern / not of significance



archplan architects and property management 1 Millfield Place, Highgate, London N6 6JP Tel: 020 6341 5628 e-mail: archplan@hotmail.com		Date MAY 25 Drawn by Checked by	Scale 1:50 At A3	Project 84 HIGHGATE HIGH ST LONDON N6 5HX SECOND FL PLAN	Drawing no HH/05 Copyright Archplan 2020
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High Significance



Medium Significance



Low Significance



Modern / not of significance



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