



Officer Report

Application Number:	HGY/2026/1836
Application Type:	Listed building consent (Alt/Ext)
Address:	84 Highgate High Street, Hornsey, London, N6 5HX
Proposal:	Listed Building Consent (part retrospective) for internal alterations; removal of existing staircase; proposed new internal staircase; fitting of new bathroom and kitchen; internal partition walls, with removal of existing partition walls; new timber stud frame to ground floor; and associated changes. Replacement of rear glass roof.
Case Officer:	Nathan Keyte
Valid Date:	14/08/2026
Applicant:	Mr Andrew Showman
Agent:	Mr Andy Down

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The application site relates to a Grade II listed building, three storey terraced property located on the northern side of Highgate High Street. The property is in use as a dwellinghouse (flat) with shop located on the ground floor at the front of the site.

The host property is also located within the Highgate Conservation Area and the Highgate High Street Local Shopping Parade.

2. PROPOSED DEVELOPMENT

The proposal involves Listed Building Consent for part retrospective, and new works.

The works commenced to date involve the stripping out of modern, non-historic elements, including modern ceiling, floor, and wall finishes, kitchen/bathroom fittings, and modern stud partitions across the ground, first, and second floors.

The removal of the 1996-inserted staircase and the subsequent installation of a centrally located replacement staircase associated structural steel beams, and fire-rated partitioning have also been undertaken.

The remaining schedule of works relating functional upgrade, interior repair, and passive fire safety improvements as follows:

- Reinstatement of ceiling and wall finishes on a like-for-like basis, utilising existing service and plumbing runs to minimize any intervention in the building fabric.

- Installation of acoustic fire-rated boards between ground-floor ceiling joists and new fire-rated doors to the residential entrance, ensuring compliance with modern building regulations without compromising spatial layouts.
- New timber stud partitions in the basement (staff facilities) and first floor (bathroom/bedroom) are lightweight, fully reversible, and avoid historic fabric damage.
- The installation of a glazed partition to the staircase well adopts a deliberate contemporary design approach. This ensures the intervention is legible and clearly reads as a modern phase of alteration, allowing to distinguish the new intervention.
- The renewal of rear infill extension roof glazing with insulated panels upgrades thermal performance while maintaining the visual profile of the rear elevation.

3. SITE HISTORY

HGY/2024/0012

Address: 84, Highgate High Street, London, N6 5HX

Proposal: Demolition of existing rear garden outbuilding within curtilage of a Grade II Listed Building, involving works to boundary wall, and erection of a new rear garden outbuilding for storage, exercise and meditation.

Status: Refused

HGY/2020/2450,

Address: 84, Highgate High Street, London, N6 5HX

Proposal: 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,

Decision Date: 4 December 2020

Decision: Approve with Conditions

HGY/1996/0948,

Address: 84, Highgate High Street, London, N6 5HX, London

Proposal: Listed Building Consent for internal alterations to shop and formation of new staircase, repair and render of elevation and window replacement to match existing.,

Decision Date: 17 September 1996

Decision: Approve with Conditions

HGY/1996/1253,

Address: 84, Highgate High Street, London, N6 5HX, London

Proposal: Display of non-illuminated hanging sign between first and second floors of front elevation.,

Decision Date: 5 November 1996

Decision: Approve with Conditions

4. CONSULTATION

Highgate CAAC – No comment received.

Highgate Neighbourhood Forum – no comment received.

Highgate Society – no comment received.

Historic England – no objection.

Georgian Group/ JCNAS – no comment received.

Haringey Conservation Officer – Acceptable subject to conditions.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices including site notice. No representations have been received from neighbours.

6. MATERIAL PLANNING CONSIDERATIONS

The impact of the proposed development on the character and appearance of the listed building

With regard to the works already undertaken, and which retrospective consent is sought, the structural interventions undertaken have been executed pragmatically to improve layout functionality and fire safety compliance between the ground-floor commercial unit and the upper-floor residential accommodation. The works affect spaces and fabric devoid of historic or architectural value. Accordingly, their execution has not resulted in the loss of historic fabric.

With regard to the proposed works, these are considered upon review to be sympathetic to the building's character and focus on functional upgrade, interior repair, and passive fire safety improvements.

Given that the interior spaces are heavily compromised by modern alterations and retain negligible historic fabric, the proposed works will cause no harm to the special architectural or historic interest of the listed building.

The layout rationalisation improves the long-term viable use of both the commercial and residential components, securing a sustainable future for the heritage asset in line with the National Planning Policy Framework (NPPF).

The works respect the low significance of the interior, utilize reversible construction methods, and incorporate a readable contemporary design language for new interventions. The proposal here, subject to conditions, complies with Local, London and National policies relating to heritage assets including the Conservation Area; and the statutory duty to preserve the special interest of this Listed Building, having given considerable importance and weight when assessing this application.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

Not applicable.

8. BNG

Not applicable.

9. RECOMMENDATION

The proposal is considered acceptable subject to conditions. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Grant Listed Building Consent subject to the following conditions:

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings

and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

Programme of Works 84 Highgate High Street(Gantt Chart); HH/11; HH/12; HH/13; HH/14; HH/15 HH/16; HH/17; HH/18; Location Plan; HH/31; HH/32; HH/33; HH/34.

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

3 Monitoring and notification during works

Throughout the duration of the works, a robust programme of monitoring, documentation, and communication shall be maintained to ensure transparency, safeguard the historic fabric, and enable timely oversight by the Local Planning Authority. The following measures shall be implemented:

A. Works shall commence in accordance with the approved programme of works, unless otherwise agreed in writing with the Local Planning Authority.

B. The Local Planning Authority shall be notified prior to the commencement of each key stage approved under 'A' above.

C. A site meeting with the Conservation Officer shall be arranged at each key stage to review progress and building condition in accordance with the approved programme of works, unless otherwise agreed in writing with the Local Planning Authority.

D. All works shall be recorded, and records submitted for approval before completion of works. Records are intended as a structured photographic database illustrating the execution of the scheduled works and focusing on specific elements for each stage of works.

Reason: To ensure the works preserve the listed building's special architectural and historic interest, in line with Policy HC1 of the London Plan (2021), Strategic Policy SP12 of the Haringey Local Plan (2017), and Policy DM9 of the Development Management DPD (2017), which collectively seek to conserve heritage assets through informed and sensitive intervention.

4 Execution of works

The following principles shall apply throughout the execution phase to ensure the protection and sensitive treatment of historic fabric:

A. All new internal wall, floor, and ceiling finishes (including plasterwork and decoration) shall match the existing or original historic fabric in respect of materials, texture, profile, and method of application.

B. All new stud partition framing shall be scribed around any surviving historic mouldings or architectural features without damaging them, ensuring that the partitions remain fully reversible.

C. Any damage caused to the historic fabric of the building during the execution of the approved works shall be made good immediately using traditional materials and methods that match the existing adjacent fabric.

Reason: To ensure the works preserve the listed building's special architectural and historic interest, in line with Policy HC1 of the London Plan (2021), Strategic Policy SP12 of the Haringey Local Plan (2017), and Policy DM9 of the Development Management DPD (2017), which collectively seek to conserve heritage assets through informed and sensitive intervention.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.