

Application Number:	HGY/2023/1319
Application Type:	Listed building consent (Alt/Ext)
Address:	12 Wood Lane, Hornsey, London, N6 5UB
Proposal:	Replacement or areas of lath and plaster ceilings damaged in a plumbing leak to the 2nd, 1st and ground floor ceilings on the garden side reception rooms.
Case Officer:	Josh Parker
Valid Date:	18/05/2023
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Applicant:	Ms anthony fell
Agent:	Mr Anthony Fell

RECOMMENDATION

Approve with Conditions

REASONS FOR GRANTING PERMISSION

Site and surroundings

The application site contains a two-storey semi-detached single family dwellinghouse on the south-eastern side of Wood Lane. The property is Grade II statutorily listed within the Highgate Conservation area. The site lies within the boundaries of the Highgate Neighbourhood Plan and therefore its policies apply.

Proposal

This is an application for listed building consent for the replacement or areas of lath and plaster ceilings damaged in a plumbing leak to the 2nd, 1st and ground floor ceilings on the garden side reception rooms.

Design and impact of the character and appearance of the Grade II listed building

As noted above the host property forms part of a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest”.

The requirements of Local Plan policy SP12 'Conservation' and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
- Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
- Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.
- The requirements of Local Plan policy SP12 'Conservation' and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

The works have been supported by the Council's Conservation Officer as works would repair the and restore the subject dwellinghouse in a sensitive matter.

As outlined by the Conservation Officer, the majority of the works in the interior of the building appear to be cosmetic decorations and repairing existing plaster and walls and as such are considered acceptable in principle. The conservation officer had the following to say: "the application is comprehensive and sufficiently detailed to illustrate the positive impact of the proposed works that are fully supported from the heritage conservation perspective."

The proposal here 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

Conditions:

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

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details

are altered pursuant to the conditions of this planning permission.

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