



Officer Report

Application Number: HGY/2023/2479
Application Type: Listed building consent (Alt/Ext)
Address: 1 St Georges Terrace, 6 North Hill, Hornsey, London, N6 4PW
Proposal: Listed Building Consent for addition of rooflights, replacement of the rear door and internal alterations to spiral staircase and roof trusses.
Case Officer: Cameron Sturges
Valid Date: 15/09/2023
Applicant: Ms V & S Kovarski
Agent: Mr Sean Johnson

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This application is for minor internal alterations associated with the spiral staircase and roof trusses and addition of a rooflight to the existing dormer extension and replacement of both rear doors.

Site and surroundings

2.2 The application site is a two-storey single dwelling property located in the Highgate Conservation Area. The building is Grade II Listed and surrounding uses are predominantly residential.

Relevant Planning and Enforcement History

2.3 The most recent planning history in relation to the site as outlined below:

HGY/2023/1368 - Part approval of details pursuant to Condition 4 (materials) attached to planning permission
HGY/2022/1177 - GRANTED

HGY/2022/1741 - Erection of a side-infill extension to replace existing lightwell, addition of a rooflight to the existing dormer extension and replacement of both rear doors - GRANTED

HGY/2022/1177 – Listed building consent for internal works associated with replacing a modern staircase and removing modern ceiling to reveal more of 19th century roof trusses; external works associated with the erection of a side-infill extension. Erection of a side-infill extension to replace existing lightwell, addition of a rooflight to the existing dormer extension and replacement of both rear doors – GRANTED

HGY/2011/1596 - Listed building consent for refurbishment of existing building to provide 3 new residential dwellings – GRANTED

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer:

- The application is similar to the previously approved HGY/2022/1177 application. The remaining external alterations to the building, to the rear doors/windows are the same approved HGY/2022/1177 application, and the impact on the significance of the Highgate Conservation Area would be neutral.
- Several of the alterations proposed including the loft conversion, with the spiral staircase and the alterations to expose the roof trusses are the same as the previously approved listed building consent. Some slightly differently worded conditions are recommended to reflect the submitted information (regarding finishes etc) and the need for investigative works to remove some of the finishes are recommended.
- The main difference is that the extension is no longer proposed. The area where the new staircase and bathroom and pantry are proposed to be inserted is a modern alteration. The scale of the staircase has been reduced from the previous application as there is no proposed extension. This has meant that both the new staircase and the inserted floors for the pantry and bathroom now interact with the retained fully glazed wall. Whilst the curve to meet the existing mullions The staircase design has been amended and designed so that it is open and a more sculptural. The junction with the glazing is a thin stringer for the staircase which a relatively lightweight addition. The junction between the inserted floors and the existing transoms are not overly elegant as they do not align, but the down stand has been chamfered to help reduce the visual impact of the height difference.
- Overall, the proposals would be considered to have a neutral impact on the significance of the listed building and the Highgate conservation area. Conservation would support this application subject to the following conditions being added:
 1. Following the stripping of internal finishes to roof trusses where specified on the approved drawings, no works which may affect the existing structural timbers shall be carried out on the site until details of the extent and type of the proposed intervention and any alterations including scaled drawings have been supplied to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.
 2. Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made

for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site, press advert and 66 letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

5. MATERIAL PLANINNG CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design and appearance - impact on Listed Building and conservation area

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

5.2 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.

5.3 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’.

5.4 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.

5.5 The proposed alterations and repairs to interiors of the building have been discussed with Officers and have been informed by updated structural and heritage assessments that underpin this application. The proposals include alterations to the staircase and addition of a rooflight to the existing dormer extension and replacement of both rear doors.

5.6 The conservation officers advise that the proposed alterations to the dwelling house of grade II listed property located at No 1 St Georges Terrace are now acceptable subject to conditions. These works have been discussed with officers throughout the application tenure with the understanding that the building is listed and in a conservation area. The proposal has been sensitively designed during the life span of the application to a sufficient level of detail and will very desirably enhance the living conditions and maintaining the heritage assets impacted by these works. As such, officers have helped worked with the applicant to tweak the design to neutralise harm on the listed building and conservation area.

5.7 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.

5.8 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.

6. RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to 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 accordance with the approved plans and detail listed above.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017
- 3 Following the stripping of internal finishes to roof trusses where specified on the approved drawings, no works which may affect the existing structural timbers shall be carried out on the site until details of the extent and type of the proposed intervention and any alterations including scaled drawings have been supplied to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.
- 4 Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.