



Officer Report

Application Number: HGY/2023/2708
Application Type: Listed building consent (Alt/Ext)
Address: 1 Park House Passage, Hornsey, London, N6 4BY
Proposal: Listed Building Consent for proposed removal of partition wall between existing reception room and bedroom on the ground floor of 1 Park House Passage and partition wall between two bedrooms on the first floor to create one larger bedroom.
Case Officer: Ben Coffie
Valid Date: 09/10/2023
Applicant: Mr. Carl Martin Rapp Olsson
Agent:

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Listed Building consent is sought for the proposed removal of partition wall between existing reception room and bedroom on the ground floor of 1 Park House Passage and partition wall between two bedrooms on the first floor to create one larger bedroom.

Site and Surroundings

No1 Park House Passage forms part of St. George's House, a grade II listed, early to mid C19 house. The building is three storey with a basement, a stuccoed frontage including a handsome semi-circular Tuscan porch supporting a first floor balcony, and a top projecting cornice with parapet over. The building itself was significantly altered in 2011-13 when it was converted into 3 separate residential units when most of the interiors were altered. As the proposed works are internal there would not be an impact on the Highgate Conservation Area.

CONSULTATION RESPONSES

LBH Conservation Officer: commented as follows:

Overall, the proposed alterations would have a neutral impact on the significance of the listed building and there is no conservation objection to the proposed works. In case any historic fabric is uncovered by the works I would recommend a contingency condition:

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

External societies and amenity groups

Highgate Conservation Area Advisory Committee objects to this application on the grounds of the loss of two double bedrooms when there is a housing crisis.

As an advisory note there appear to be fire escape issues with the existing house and with the proposals:

- ☐ the only fire escape route is open to the kitchen as the house stands
- ☐ the proposal to remove the enclosing wall to the living room would appear to exacerbate the fire escape problem

We suggest Haringey Planning Department consults their Building Control Department with regard to compliance with Part B of the Building Regulations.

Officers comments: The proposal is for internal works to a listed building, in this instance issues with fire safety is not covered by The listed building Act, therefore Officers would solely assess the impacts to the listed building in this application.

LOCAL REPRESENTATIONS

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

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.

With regards to the above planning policies, the partitions which are proposed to be demolished are from either the 2018 or the 2011 consent and the loss of these would not adversely affect the significance of the listed building. The altered layout proposed for the first floor would not disrupt any interpretation of a historic floor plan.

The proposed internal works that they would not have an intrusive or adverse impact on the significance of this listed building, subject to conditions.

Conclusion

Overall, the proposals would respect and protect the special interest of the listed building, contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would preserve the character and appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the NPPF, there will be no harm against any heritage asset, Paragraph 202 being relevant.

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

RECOMMENDATION

Grant Listed Building Consent.

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.
- 3 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.