

Application Number:	HGY/2023/2734
Application Type:	Approval of details reserved by a condition
Address:	The Bank, Highgate Hill, London, N6
Proposal:	Approval of details for condition 3 (Materials) of listed building consent ref: HGY/2022/2801 granted on 8th September 2022 for the repair of The Bank retaining wall on Highgate Hill, including structural repairs and replacement of railings
Case Officer:	Mark Chan
Valid Date:	02/11/2023
Applicant:	Ms Sam Neal
Agent:	Aimee Felton

RECOMMENDATION

Approve

Relevant Planning and Enforcement history

1.1 HGY/2022/2801 – Listed building consent for the repair of The Bank retaining wall on Highgate Hill, including structural repairs and replacement of railings. Granted listed building consent 27/01/2023.

2. Consultation response

2.1 Comments were received from the Highgate CAAC regarding this application and can be summarised as follows:

- The proposed post finials are of poor quality and is not a pineapple;
- A 3D printing should be done for the spares of the rail span; and
- Change of colour of the railings to black is welcomed.

3. ANALYSIS/ASSESSMENT

3.1 Condition 3 reads:

Notwithstanding the details included in the drawings and/or documentation submitted, further details in respect of the following matters shall be submitted to and approved in writing by the local planning authority and thereafter adhered to and implemented accordingly:

- a) *Trial samples of brick cleaning, brick repair and repointing;*
- b) *Trial samples of stone repair;*
- c) *Material samples of replacement bricks;*
- d) *Detailed design of replacement railings to include fixing into brick wall and colour;*
- e) *Material sample of new railings;*
- f) *Detailed design of new pavement, kerbs, carriageway, and signage; and*
- g) *Material samples of new stone pavers and kerbs.*

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.

3.2 The applicant has provided the information described below in respect of the above referenced conditions:

- Planning Statement
- Location Plan
- Results of the trial re-pointing – Lime Centre Heritage Mortar made with natural hydraulic lime would be used.
- Results of brick cleaning – To minimise further damage to the bricks and pointing, the wall would not be pressure cleaned.
- Results of trial sample of stone repair – The stone would be repaired with mortar to match the colour using Natchem 35 repair Mortar or Sika 4012.
- Material samples of replacement bricks.
- Detailed design of replacement railings including fixing into the brick wall and colour – The following drawings have been submitted as the detailed design for the railings: 4170DRG001 REV B, 4170DRG004, and 1000004196-04-0400-01.
- A 3D printing of the railing detail.
- Detailed design of new pavement, kerbs, carriageway, and signage – The following drawings have been submitted as the detailed design of the new paving, kerbs, carriageway and signage: 1000004196-5-0100.
- Material samples of new stone pavers and kerbs.

3.3 The submitted planning statement and documentation have demonstrated in details the materials that would be used for the approved repair works of the retaining wall. The Council's Conservation Officer has reviewed the above documentation and deemed it acceptable in respect of the requirements of Condition 3.

3.4 As such, the submitted details are hereby approved in respect of Condition 3.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 3