

Conservation Officer Comments – HGY/2023/2997

The proposed development does not appear to include any works to the boundary walls, or the main dwelling itself. Since this would not involve any works to these listed structures, listed building consent would not be required and it is recommended that the LBC application is withdrawn.

42 Southwood Lane is a grade II listed building located within the Highgate Conservation Area. The Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century.

Southwood Lane, once a route through Highgate Common, leads northwards from the centre of Highgate village to Archway Road and contains a good series of 18th and early 19th century houses. 42 is part of a terrace built after 1815 and originally named Southwood Place, form a terrace of thirteen three and two-storey stuccoed houses. The rear of the terrace overlooks a steep slope of Highgate Hill to the east and though plain, form a good almost symmetrical terrace.

The submitted statement does not include a reference to the historic environment record, the minimum set out in paragraph 194 of the NPPF, nor does it discuss the significance of the listed building or the impact of the proposed works contrary to local plan policy DM9(b). The site plan appears to show the loss of a tree, but it is not mentioned in the submitted statement, can this be clarified?

There is no in principle objection to an outbuilding, there are several nearby and it is not uncharacteristic of a building of this type to have one. However, the design of the outbuilding is quite incongruous, with a very large overhang oversailing roof form and corrugated metal roof. It would be a prominent addition and not adequately subservient to the main listed building, and its design and this would cause some minor less than substantial harm and should be considered in line with DM policy 9 and NPPF paragraph 202.

However, this harm could be avoided by using a simpler less prominent design which is more subservient to the existing building – it is recommended that the roof design is scaled back and simplified, and constructed in less conspicuous materials.