

Date of meeting: 29.11.2023

Thank you for submitting your pre-application proposal to Haringey Council to assess your proposal. The points are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a further pre-application advice discussion.

Site Address: 52A North Hill, London N6 4RH

Constraints

Listed Building

No.s 50 to 54 (even) No. 52A

Conservation_Areas_DM

Highgate

TPO

Proposal:

The proposal involves multiple internal changes to the listed building, which are outlined in more detail further in this Advice Note. External works are understood to be limited to changes to windows, and potentially to repair the front boundary wall which is stated as being on a lean.

It is understood that the Applicant is looking to purchase the property which has limited some of the information available (i.e. through investigative works) and the proposals here for an in principle discussion.

Attendees:

For Applicant:

Alexander Halban - Applicant

Dorian Crone – Heritage Specialist

Jessica Lever - Applicant

Melisa Thomas – Heritage Specialist

Michael Eales - Architect

For Council:

Nathan Keyte – Planner

Ruth Mitchell – Conservation Officer

1. SITE DESCRIPTION

The site subject of this pre-application enquiry is occupied by a single two storey dwelling. The building is located to the rear of the site, with a large garden and vegetation separating it from North Hill Road with a pedestrian gate and timber/brick front wall. The site is also understood to be accessed via an accessway off of Church Road. The site is within the Highgate Conservation Area and is a Grade II listed building.

2. RELEVANT PLANNING HISTORY

There is no planning history relevant to the site as relates to the development proposed.

3. RELEVANT PLANNING POLICY

The relevant planning policies under which such an application would be considered include, but are not limited to, the following:

- National Planning Policy Framework (2021)
- London Plan (2021)
 - Policy HC1: Heritage conservation and growth
- Haringey Local Plan (2017)
 - Policy SP12: Conservation
- Development Management DPD (2017)
 - Policy DM1: Delivering High Quality Design
 - Policy DM9: Management of historic environment
 - Policy DM12: Housing Design & Quality

4. COMMENTS ON PRE-APPLICATION SCHEME

In response to the plans/information submitted, the following advice and assessment is provided by Officers. The heritage statement provides a good overview of the available history of the building and the surrounding area. It is understood that the applicant is looking to purchase the property which has limited some of the information available (i.e. through investigative works) and the proposals here for an in principle discussion. Going forward it would be useful to annotate where the remaining historic features are located on the existing/proposed floor plan.

Listed Building/ Internal works

Damp proofing

The proposed damp proofing works as outlined in the report are very intrusive and there is little information presented to support this approach to remedying the condition of the building. Ensuring the condition of the building, including reducing water ingress and damp, is important for conserving the building, however an alternative approach, and a more thorough investigation of the building itself is recommended.

Works to the 'north wing'

The north wing of the building is understood to have been a stable/coach house, potentially with a hayloft accessed by the remaining ladder. The existing finishes are modern, and it is unclear whether or not any of the historic hayloft structure or other features are concealed in the modern floor build up. There is no in principle objection to the removal of a modern floor, but if any historic floor remains then this should be retained. Additionally, there appears to be a couple of posts which rest on the floor which would be removed. It is recommended that these are also investigated whether they are structural and what they rest on. Their removal/adaptation would be dependent on if they are modern, and on the design for a suitable solution.

The existing ladder should remain exposed, any fitted furniture including kitchen counters should not conceal this feature.

It was discussed that the available head height on the existing attic is low, it is recommended that they have a discussion with building control on the acceptability of head height.

Re-ordering the layout.

Some of the walls in the floorplan as shown appear to be modern interventions, as discussed in the submitted heritage statement. There is no in-principle object to the removal of modern partition walls. However, if some of the walls may be more historic, then their loss through the loss of historic fabric and planform) may be considered to cause some harm to the significance of the listed building. It is recommended that sufficient investigation into the age and significance of the walls proposed to be demolished is undertaken.

Removal of the ceiling in the proposed master bedroom

It was discussed in the meeting that the existing ceiling has been found to be modern plasterboard and that above this is an older plaster ceiling. The removal of the modern ceiling is acceptable in principle, however if the retained partitions do not align with the ceiling above then information on the proposed solution for this will be required.

Servicing

It was discussed in the meeting that the larger water & waste services from the existing bathrooms can be re-used for the bathrooms in the proposed positions. However, any new service routes need to be appropriately designed to minimise their impact on the building, routing through existing voids and not chasing into, or making holes in historic walls/floor build-ups. Prominent boxing out should be avoided.

Details of the extent and nature of the proposed alterations/refurbishment of the services should be provided.

Details for the proposed ventilation for the bathrooms where these are not serviced by windows will be required. External vents should be as small as possible and discreetly located, in soffits or other more concealed positions.

External works

The following works will require planning permission in addition to listed building permission.

Replacement windows

No elevations were provided, nor any indication of which windows were proposed to be replaced. The advice below is general guidance.

Any historic windows should be retained. Replacement double glazed units are only likely to be acceptable if they are slim-line units. These should only replace modern windows, where located to avoid immediate disparities with retained historic windows (i.e. not in the same style & adjacent to a historic window). The same frame detailing and thickness, including glazing bars should generally be retained. Plant-on glazing bars are not acceptable.

Works to front wall

It was raised at the meeting that the front wall of the site adjoining North Hill is leaning and may be in need of repair. A number of large trees are noted within the site in close proximity to the wall.

Should works be proposed to the wall, information is required to justify/demonstrate the need for the works. The impact of the works would need to be assessed once suitable structural interventions have been investigated. It is recommended that a CARE engineer is used to assess the wall.

There is no in principle objection to works to the boundary wall should these be demonstrated to be necessary. Any replacement wall is to respect the conservation and values of the streetscape, and the existing timber component is recommended to be removed/ reconsidered.

Works to the wall will likely have an impact on trees within the site due to proximity. The trees, considering their size and being within a Conservation Area, are to be retained if possible. A Tree Impact Assessment would be required from a suitably qualified individual, detailing the current health and value of the large trees and the impacts of any works on them/ measures proposed to mitigate these. The assessment is also to include trees on adjoining properties, if these may be impacted by the proposed works.

5. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all the information.

The following information will be required for registration of the planning application in respect of this site.

Planning Application

1. A completed Listed Building application form available via the Planning Portal.
2. Planning application fee
3. CIL liability form
4. Location Plan – must be based on an up-to-date map and should be at a scale of 1:1250. The site boundary should be identified in red, with a blue line drawn around any adjacent land owned by the applicant
5. Existing Block/Site Plan – should show footprints of all existing buildings on site and should be at a scale of either 1:200 or 1:500
6. Proposed Block/Site Plan – should show footprints of all proposed buildings on site and should be at a scale of either 1:200 or 1:500
7. Existing Floor Plans & Elevations – full floor plans and elevations of existing buildings at a scale of either 1:50 or 1:100. Should also include street scene elevations
8. Proposed Floor Plans & Elevations – full floor plans and elevations of proposed buildings at a scale of either 1:50 or 1:100. Should also include street scene elevations
9. Section Drawings – should show the floor to ceiling heights and should be at a scale of either 1:50 or 1:100
10. Heritage Statement
11. Front wall condition survey/ structural assessment (if works to front wall proposed).
12. Arboricultural Impact Assessment (if works to front wall proposed).

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

6. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressed to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an Officer is available so there can be several weeks before an application is validated and checked.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered.
3. Consultation (a minimum of 24 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 24 days to comment on an application.
4. Decision
The planning service can deal with smaller applications under delegated powers (within 8 weeks) and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

7. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note please contact the following Officer.

Officer: Nathan Keyte

Email: nathan.keyte@haringey.gov.uk