



Officer Report

Application Number:	HGY/2023/3314
Application Type:	Listed building consent (Alt/Ext)
Address:	108 Highgate Hill, Hornsey, London, N6 5HE
Proposal:	Listed building consent to alter the existing patio, and to add a independently supported timber trellis above the existing brick boundary wall (amended description).
Case Officer:	Nathan Keyte
Valid Date:	12/12/2023
Applicant:	mr Douglas Paskin
Agent:	Mr Douglas Paskin

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property at 108 Highgate Hill is a 3 storey terrace building with loft space and basement, in use as a single household. The building is Grade II* Listed Building located within the conservation area of Highgate.

There is an existing rear patio, with a large brick wall on the western side. This leads to a garden path to the large rear garden. The rear garden western wall is approximately 1.6m in height, falling to approximately 1.3m near the rear of the site. A visit was conducted to view the property on 08.02.24.

2. PROPOSED DEVELOPMENT

The proposal is to add a independently supported timber trellis above the existing brick boundary wall to a maximum height of 1.9m.

The works to the patio area will be to excavate back to provide a larger level area for the patio. Excavation will be approximately 0.36m in depth. A 0.3m setback will be retained where excavation is planned adjacent to the large brick wall. There is an associated Planning Permission application: HGY/2023/0009.

3. CONSULTATION

Highgate CAAC – No comment received.

Highgate Neighbourhood Forum – No comment received.

Highgate Society – No comment received.

Archaeological Advisory Service – Works unlikely to have a significant impact. No further assessment or conditions necessary.

Historic England – No comment.

LBH Haringey Conservation Officer – No objection to the works. The trellis proposed will be separate from the wall and fully reversible. Regarding the patio works, a condition is recommended that additional details on the proposed retaining walls and works/ materials be provided prior to commencement.

The impact of the proposed development on the character and appearance of the listed building

4. ASSESSMENT

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;
- 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; and
- 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:

No internal works are proposed to the listed building.

The works to the patio and rear fence will be minor and not visible from the wider context. The fence will be of a maximum height of 1.9m and will extend above the boundary brick wall. The use of materials and the lightweight trellis design, as well as being built independently of the rear garden wall, will be acceptable and no objections have been raised by Council’s Conservation Officer.

Regarding the rear patio works, a 0.3m minimum separation will be maintained from proposed excavation to the existing historic boundary wall. A condition of consent is proposed to ensure the future retaining and materiality will be acceptable.

Considering these points, and that no harm has been identified by the Conservation Officer, the proposal will be acceptable as it relates to the heritage assets and character of the Conservation Area.

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.

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.

5. RECOMMENDATION

The application is recommended for approval subject to the following 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 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 Notwithstanding the details contained within the approved plans no works for the excavation of the rear garden ground levels shall be carried out on the site until details of the proposed retaining walls, including external surface materials, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out and retained in accordance with those details.

Reason: To safeguard the heritage assets in compliance with Policy DM9 of the Development Management Development Plan Document 2017.

Informatives:

INFORMATIVE: The age of the brick wall adjacent to the proposed patio works is noted. While it is acknowledged that a 0.3m setback from the excavation works will be maintained, the Applicant is recommended that works be undertaken with the input of a registered structural engineer.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work

which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.