



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/2964</b>                                                                    |
| <b>Application Type:</b>   | <b>Listed building consent (Alt/Ext)</b>                                                |
| <b>Address:</b>            | 21 High Point 1, North Hill, Hornsey, London, N6 4BA                                    |
| <b>Proposal:</b>           | Listed Building Consent for the installation of guarding to the terrace of Flat No. 21. |
| <b>Case Officer:</b>       | Mercy Oruwari                                                                           |
| <b>Valid Date:</b>         | 06/10/2023                                                                              |
| <b>Applicant:</b>          | Mr Furlong                                                                              |
| <b>Agent:</b>              | Mr Constantine Koritsas                                                                 |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. SITE DESCRIPTION**

The application site is the proposed development site is the Grade I listed High Point 1, North Hill, Hornsey, London, N6 4BA (List Entry Number: 1358885). It is also located within the Highgate Conservation Area.

The listing describes the Site as: Block of sixty flats. 1933-5 by Lubetkin and Tecton, engineer Ove Arup, for Sigmund Gestetner. Reinforced concrete monolithic construction with central spine of columns, the other reinforcement being built into the walls and floor slabs. Double cruciform plan, six storeys high, flat roofs, on falling land.

Highpoint 1 was designed with roof terrace apertures on four sides of the building and the openings are a prominent feature of the roof.

#### **2. THE PROPOSAL**

The proposed is for installation of guarding to the rear terrace of flat 21 similar to the other apertures within the building. This terrace is only accessible by the occupants of the host flat.

#### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

No previous planning and enforcement history for this flat.

#### **4. CONSULTATION RESPONSES**

##### Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer:

- A linear designed guarding would be more akin to the geometric linearity of the host building when compared to the diamond pattern approved in previous application.

- The design for the guarding is not aesthetically pleasing considering it is for a Grade 1 listed building. Ideally previous applications would have explored more suitable bespoke designs with a less utilitarian appearance.
- However, considering that the proposed mesh would be consistent with previous approvals from the conservation officers view the application is supported.

Historic England: No objections raised

### Local amenity groups

The following local groups/societies were consulted on the planning application:

Highgate Conservation Area Advisory Committee:

- Incorrect block/site plan
- The location, unlike past application sites, would be more visible from a public vantage point and therefore needs more consideration with the appearance.
- The aperture which was the subject of HGY/2013/1795 and HGY/2013/1797 is covered in a more favourable looking horizontal wiring rather than the steel mesh.
- With the different guarding there is not a consistent appearance throughout the building.
- The plans submitted do not provide sufficient details.
- A solution for the area would be to have a 'No Entry unless harnesses are worn' sign and a row of harness points on a rail could be installed on the access side.
- Another solution could be to raise the height of the lower edge of the aperture (560mm or 590mm according to different application documents) up to the required 1100mm by a removable glass, perspex or similar strip.

## **5. ASSESSMENT**

As noted above the host property forms part of a Grade I 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:

Although there would be no internal works within the flat the proposal includes reversible works to the terrace of a listed building.

The rear terrace is one of two of the private terraces accessible only from flat 21. The terrace does not provide access to the roof of the building and therefore is for private amenity purposes. Therefore it would need to be an accessible, usable, safe space for the occupants of flat 21 rather than an area that would require harnesses to be worn.

The works to the aperture openings for flat 21 would involve the installation of a Stainless steel webnet with intersecting ferrules with perimeter tensile cables supported by resin anchored bolts. The resin anchors have a dual purpose of securing the cables whilst also waterproofing the anchor points. The stainless steel webnet would act as guarding for this area of the roof.

As a Grade 1 listed building any works carried out should have minimal impact on the appearance and structure of the building. Ideally any changes should be non-permanent and/or reversible. The proposed guarding would have the least intrusive fixings due to the spread of the load; it would be reversible; it would preserve the appearance of the large openings in the façade; the material would be lightweight and barely visible from any public vantage point if at all detectable. In addition, similar solutions have been approved and implemented in the other aperture openings within the building.

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.

## **6. 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           The materials to be used for the proposed development shall match those specified in the application submission, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.