



# Officer Report

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|----------------------------|------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/2687</b>                                 |
| <b>Application Type:</b>   | <b>Householder planning permission</b>               |
| <b>Address:</b>            | 21 High Point 1, North Hill, Hornsey, London, N6 4BA |
| <b>Proposal:</b>           | Installation of guarding to the terrace of flat 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.

### Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

## **5. PLANNING CONSIDERATIONS**

### **Design & Heritage**

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural

characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

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 is considered acceptable. The proposal would leave the character and appertaining of the conservation area preserved as well as no harm being caused to the setting of the listed building on site.

### **Incorrect Site/Block Plan and Insufficient Details on Plans**

The part of the building outlined in the site/block plan submitted is not correct, however, there are images throughout the HP21 document that clearly identify the location of the host flat. In addition, the plans submitted are acceptable to complete the assessment of the application.

## **6. CONCLUSION**

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

## **7. RECOMMENDATION**

The application is recommended for approval subject to the following conditions.

**Conditions:**

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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.

**Informatives:****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.