

HGY/2024/0423 & HGY/2024/0548: 52A North Hill

Highgate Conservation Area Advisory Committee objects to both these applications on the following grounds:

- Several aspects of the proposal are unclear
- Notes on drawings are inconsistent
- Historic structure and fabric should not be lost, removed or destroyed
- Proposed structural alterations need to be supported with a structural engineer's report and calculations, preferably someone with suitable expertise
- Drain runs need to be agreed prior to any demolition works commencing
- Character of spaces in the small side wing would be changed
- Listing



1. Several aspects of the proposal are unclear :
 - what is the form and nature of the structure to the right of the large chimney breast at the rear of the side wing? Are any works to it proposed?
 - What works are intended to doors shown in a red line on Demolition plans?
 - What works are proposed to the basement to ground floor stair?
2. Taken together the notes on drawings are inconsistent particularly in relation to the removal of the front section of the ground floor ceiling in the side wing, for example:
 - Demolition Ground Floor Plan:
"Some original timbers with new attached to each side, original timbers to be kept and exposed. Some original timbers to be removed, and where possible will be used to fill in existing hatch in ceiling for access to first floor."
 - Ground floor plan:
"Open up double height space"
 - First floor plan:
Two posts supporting roof structure of side wing bear onto the floor to be removed but existing timbers are to be retained as much as possible having been weakened by the removal of new timbers on either side of the original timbers. Those new timbers were put in either because the existing timbers were structurally weakened; or to provide a new level ceiling.

- Proposed Section A-A:

"Floor structure to be removed to allow for new staircase". This is misleading because the intention is to create a double height space.

3. Historic structure and fabric should not be lost, removed or destroyed.
 - a Conservation Officer will no doubt very carefully evaluate all proposed interventions and alterations. A site visit appears to be essential.
4. Proposed structural alterations need to be supported with a structural engineer's report and calculations, preferably someone with suitable expertise. We note the two posts supporting the roof structure would be supported on existing timbers. Lateral restraint to surrounding brick walls could be adversely affected.
5. Drain runs need to be agreed prior to any demolition works commencing
6. Character of spaces in the small side wing would be changed thus losing historic relevance.
7. Listing:

"Lean-to 2 storey left extension, which is part of the property of No 52: 3 storey, 2 window early C19 house with low pitched slated roof and central chimney. Stuccoed. 2nd floor casement windows in moulded architraves. 1st floor oriel bay casements with hipped roofs. Ground floor long casements under full width loggia with swept roof on wood posts. Scalloped bargeboard. Lean-to right extension has French Doors under glazed hood and a small casement above."