



Officer Report

Application Number:	HGY/2024/0152
Application Type:	Listed building consent (Alt/Ext)
Address:	Hillside, 51 Jacksons Lane, Hornsey, London, N6 5SR
Proposal:	Listed Building Consent for works to basement area involving repair and decoration to address damage.
Case Officer:	Matthew Gunning
Valid Date:	18/01/2024
Applicant:	Ms Gillian Alce
Agent:	Mr chris cozins

1. PROPOSED DEVELOPMENT

The proposal is an application for Listed Building Consent for works to basement area involving repair and decoration to address damage.

2. CONSULTATION

Highgate CAAC – No comment received.

Highgate Society – No comment received.

Archaeological Advisory Service – No comments to make.

Historic England – No comments to make.

LBH Haringey Conservation Officer – Raises no objection subject to conditions to be imposed.

3. ASSESSMENT

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:

The application here is for Listed Building Consent for works to basement area involving repair and decoration to address damage.

The application provides sufficient information to understand the acceptable impact of the proposed works on the significance of the listed building. Accordingly, there is no objection to the proposed repair and redecoration works to basement level of Grade II listed Hillside at 51 Jacksons Lane. Further information should be submitted to the Local authority for approval at condition stage, as imposed.

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.

4. RECOMMENDATION

The application is recommended for approval subject to the following 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 works hereby permitted shall be carried out only in accordance with the following approved plans and associated documents, unless otherwise superseded by additional details provided as per the other conditions imposed below.

Reason: For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building.

3. Prior to the commencement of works a detailed programme of works shall be submitted to the Local Planning Authority for approval

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

4. The Local Planning Authority shall be notified in writing about any variation to the consented works and programme. Should any unforeseen discoveries or new information about the condition of the building require deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority shall be notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

5. Upon completion of all works photo records of the approved repair works shall be submitted to the Local Planning Authority for its written approval.

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

