



Officer Report

Application Number:	HGY/2024/0012
Application Type:	Listed building consent (Alt/Ext)
Address:	84 Highgate High Street, Hornsey, London, N6 5HX
Proposal:	Demolition of existing rear garden outbuilding within curtilage of a Grade II Listed Building, involving works to boundary wall, and erection of a new rear garden outbuilding for storage, exercise and meditation. (Note: there is a related planning application HGY/2023/3043 for the same works).
Case Officer:	Nathan Keyte
Valid Date:	02/01/2024
Applicant:	Mrs Jihane Yassine
Agent:	MR Michael Hapeshis

RECOMMENDATION

Refuse

1. SITE AND SURROUNDING

The application site relates to a Grade II listed building, three storey terraced property located on the northern side of Highgate High Street. The property is in use as a dwellinghouse (flat) with shop located on the ground floor at the front of the site. The host property is located within the Highgate Conservation Area and the Highgate High Street Local Shopping Parade.

2. PROPOSED DEVELOPMENT

This application is for listed building consent for the demolition of an existing rear garden outbuilding within curtilage of a Grade II Listed Building, involving works to boundary wall, and erection of a new rear garden outbuilding for storage, exercise and meditation. The building is stated within the Heritage Statement as having a proposed physical connection to the external wall shared with No. 82 Highgate High Street, also a Grade II listed building.

There is a associated planning application HGY/2023/3043.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2023/3043 Address: 84, Highgate High Street, London, N6 5HX
Proposal: Demolition of existing rear garden outbuilding and erection of a new rear garden outbuilding for storage, exercise and meditation. Status: Under consultation

HGY/2020/2450, - Address: 84, Highgate High Street, London, N6 5HX
Proposal: Listed building consent for fire and sound proof partitioning at ground floor level between the shop and basement and the flat at 1st and 2nd floor levels and protecting rear means of escape, Received
Date: 28 September 2020
Valid Date: 28 September 2020

Decision Date: 4 December 2020
Decision: Approve with Conditions

HGY/1996/0948, - Address: 84, Highgate High Street, London, N6 5HX, London
Proposal: Listed Building Consent for internal alterations to shop and formation of new staircase, repair and render of elevation and window replacement to match existing.,
Received Date: 25 July 1996
Valid Date: 25 July 1996
Decision Date: 17 September 1996
Decision: Approve with Conditions

HGY/1996/1253, - Address: 84, Highgate High Street, London, N6 5HX, London
Proposal: Display of non-illuminated hanging sign between first and second floors of front elevation.,
Received Date: 24 September 1996
Valid Date: 24 September 1996
Decision Date: 5 November 1996
Decision: Approve with Conditions

4. CONSULTATION RESPONSE

The responses below were received following consultation of the application:

- Highgate CAAC – Objection. States the property is a shop and a flat, rather than a live/work. Further:
 1. The proposed outbuilding would cover over 75% of the garden which greatly exceeds 50% of the curtilage
 2. An outbuilding of this size will not preserve the setting of this Grade II property and it will cause substantial harm to its character and integrity.
 3. The proposed outbuilding is 3.4m high and situated right up to 2 boundary walls. We understand that the height must not exceed 2.5m if it is located within 2m of the property boundary.
 4. The building has over 15 square metres of internal floor space which requires it to be sited at least 1m away from any boundary.
- Highgate Neighbourhood Forum – No comment received.
- Highgate Society: Objects. Concerns regarding building coverage proposed. Concerns of overlooking raised for the north elevation. Unclear how water and wastewater, insulation and ventilation will occur. Condition recommended to ensure new building to be incidental to the residential use of no 84, and not the commercial component.
- Archaeological Advisory Service – Works unlikely to have a significant impact. No further assessment or conditions necessary.
- Haringey Conservation Officer – Objects. Comments incorporated into the assessment below.

5. LOCAL REPRESENTATIONS

The application has been publicized by way of press & site notice displayed in the vicinity of the site. No further representations were received on the listed building consent application, though one in support of the associated

household application was received.

6. THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE LIST BUILDING

As noted above the host property and wall with the adjoining property at No. 82 Highgate Highstreet 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.

No internal works are proposed to the listed building at no. 84 Highgate High Street.

Whilst the submitted heritage statement acknowledges that these are listed buildings the relevant heritage statement does not include what works are proposed to the listed wall. Whilst early discussions (as per the heritage statement) are welcomed, there is no information to base this discussion on. No pre application advice was sought for the application prior to lodgement.

The proposed plans appear to not show any proposed new structure against this wall. There is no proposed wall, or lining detail and the provided section would appear to indicate that the roof structure would need to be supported, or at least connected against the existing listed wall at the ridge. More information is required regarding what works are proposed to the boundary wall, and to confirm that no damage would result, noting also the comments in the Heritage Statement which indicates the wall in not been maintained. There is insufficient information to assess the impact of the proposed works in order to confirm the impacts on the heritage asset, as such failing to comply with DM9 and paragraph 200 of the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be refused. The details of the decision are set out in the RECOMMENDATION.

6. RECOMMENDATION:

REFUSE Listed Building Consent for the following reason:

Refusal Reasons:

Insufficient information has been provided to demonstrate that impacts relating to the proposed building works on the listed heritage assets would be acceptable, and would therefore fail to

comply with Development Management DPD Policy DM9 and paragraph 200 of the NPPF.