

HGY/2024/1036: Vacant Station Building

Highgate Conservation Area Advisory Committee objects to this application.

This is a much-loved building locally.

We note the Heritage Statement does not refer to the following clauses in the NPPF:

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- c) the desirability of new development making a positive contribution to local character and distinctiveness.**

On the ground of 202 alone this application must be refused. No evidence is provided in relation to 203 c) which is imperative if the tests set out in 203 a) and b) are met. However HCAAC does not consider this application addresses either of the above clauses from the NPPF.

The Heritage Statement quotes the NPPF :

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’

We cannot find any identified public benefits to offset the harm that the building has been allowed to become dangerous other than it has become an 'eyesore'.

The letter from Places for London dated 12 April 2024 to Haringey Planning amply demonstrates that the building owner has not taken adequate care of this building for decades.

The history of railway architecture and buildings is relevant, for example, these structures are on Haringey's Local List as is the overground Station by Charles Holden:

Parkland Walk All structures of the disused railway (from Finsbury Park to Highgate & Alexandra Palace) various 1 May 2004

It is very likely this Cottage falls within this group of locally listed structures.

This application must be refused as it fails to meet policy requirements.