



Officer Report

Application Number:	HGY/2024/0548
Application Type:	Listed building consent (Alt/Ext)
Address:	52A North Hill, Hornsey, London, N6 4RH
Proposal:	Listed Building Consent: Internal and external alterations including internal alterations and repairs to all floors of the property; to upgrade and replace existing modern windows; to repair historic windows; to undertake changes to the garden path; and ancillary works.
Case Officer:	Nathan Keyte
Valid Date:	01/03/2024
Applicant:	Mr & Mrs Jessica and Alexander Halban
Agent:	Mr Michael Eales

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDINGS

The subject property at 52A North Hill is a detached building in use as a single household. The building is Grade II Listed Building located within the conservation area of Highgate.

The heritage statement provides a good overview of the available history of the building and the surrounding area. Various investigative works have been conducted to help inform the works which are included in the heritage statement.

PROPOSED DEVELOPMENT

Listed Building Consent: Internal and external alterations including internal alterations and repairs to all floors of the property; to upgrade and replace existing modern windows; to repair historic windows; to undertake changes to the garden path; and ancillary works.

The proposal has been revised since it was originally submitted to address concerns raised by officers, including to limit the loss of historic timber fabric, providing the membrane system only to the basement and preserving the setting of the historic ladder in the kitchen.

There is an associated Planning Permission application: HGY/2024/0423.

Site History

There is no planning history relevant to the site as relates to the development proposed.

CONSULTATION

Highgate CAAC – Objects, raising points regarding clarifications on the plans and additional information being provided. [Officer comment: the Agent has since provided a revised set of drawings and details].

Highgate Neighbourhood Forum – no comment received.

Highgate Society – no comment received.

Haringey Conservation Officer – Supports subject to conditions.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices including site notice. No representations have been received.

MATERIAL PLANNING CONSIDERATIONS

The impact of the proposed development on the character and appearance of the listed building

External Works

The proposals include replacing the majority of the existing windows and doors, except for 4 windows which are historic. There is no in principle objection to the replacement of modern replacement windows with slim-line double glazing provided the detailing of the replacement windows is appropriate. There are no details of the proposed replacement windows provided with the application. These would need to be ensured by condition.

The windows which are being retained are historic. The proposed alterations to these windows consist of draft proofing and is a welcomed approach to increasing their thermal efficiency.

There are some external services proposed which would require planning permission (see below)

Internal Works

The existing basement has been lined with modern plasterboard, the only remaining historic features are a door and the remaining chimney breast which has also been lined with plasterboard. A damp-proofing membrane system is proposed to the basement which is theoretically a reversible intervention. The membrane system would not mask/conceal any currently exposed features and since the room is predominantly underground the system proposed is generally considered acceptable on the basis of the information provided in the application. It is unclear how the system build-up would affect the reveals around the windows, which can be controlled through condition. The addition of partitions to separate the basement to form 2 rooms would be a reversible addition which would not be harmful to the significance of the listed building.

The proposed ground floor works have been reduced since the initial submission, the works to the former north wing now consist of a new kitchen and the removal of the existing fireplace which is thought to be modern. These works would not have an impact on the significance of the listed building. The demolition in the modern blockwork walls and the creation of a study and store would not involve the loss of any historic fabric, and unfortunately there is little of the historic plan form of the building to maintain in this part of the building so the works would have a neutral impact.

The first floor is proposed to be significantly reorganised. The partitions around the rear chimney have been demonstrated to be modern and are not in their historic location. There is no objection to their demolition, nor the installation of new partitions to form a rear bedroom and bathroom.

However there is some concern over the proposed staircase alterations and blocking of the door to proposed bedroom 2. The heritage statement identifies that there is likely historic panelling here, and the staircase itself is likely to be historic. It is unclear if the door to the bedroom itself is historic. It is unclear what the proposals are for the stairwell, the blocking up of the door and the change in location of a step and if and how they would affect the panelling. Further details of this part of the proposals would be required to ascertain the impact of the proposed alterations which can be ensured through condition.

The second floor alterations are predominantly to create an ensuite. The retention of both historic doors to the stairwell on this level are welcomed. The proposed new opening has now been demonstrated to be located in between the historic studs which is welcomed. Given the shape of the investigative works, however unlikely, if there are historic diagonals then these would need to be accommodated within the design/location of the door, a contingency condition would allow for this aspect of the proposal to change if necessary.

The works to the ceiling in the master bedroom are slightly unclear. The heritage statement sets out that the existing ceiling has been found to be modern plasterboard and that above this is an older plaster ceiling, however historic timbers lie directly over the plasterboard. The loss of the existing plaster board is acceptable, as is a replacement plaster finish (and insulation). However it is noted that the proposed plans appear to include an exposed timber in the ceiling which does not match the annotations. It is recommended that a condition for further details is included which would allow for a different ceiling finish location, should this be considered necessary.

Services

The plans submitted states that the proposed services, will reuse existing routes, which particularly for the larger service routes (for plumbing etc) is welcomed. However there is evidently some locations where there are no existing services and this would not be possible. In the most part the services in these locations should be able to be accommodated without causing harm, i.e by not notching through joists, avoiding chasing into lathe and plaster or original masonry/studwork. This can be ensured through condition.

Other aspects of the proposed services are slightly unclear such as the proposed ventilation for the new ensuite, and the location, scale and type of CCTV which would affect the external elevations. Further details of these could be ensured through condition.

The proposed lighting scheme is unfortunate. The heritage statement identifies that the modern interventions including the downlighting have eroded the house historic character (paragraph 4.4.3) and the proposed servicing scheme is a missed opportunity to improve appreciation of the significance of the listed building. However as most of the ceilings are modern plasterboard, whilst unideal, the proposed new downlighters and lighting scheme would not cause harm, given the existing situation which is similar to the proposed.

Overall, the proposed works would have a neutral impact on the significance of the listed building, subject to the conditions discussed above. Given the limited nature of the external works the proposed works would also have a neutral impact on the significance of the adjacent listed building and the Highgate Conservation Area.

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. The details of the decision are set out in the RECOMMENDATION.

Recommendation:

Grant Listed Building Consent subject to the following conditions:

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 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 No works for the removal or insertion of windows and doors shall be carried out on the site until details of the proposed windows and doors including details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the cills, reveals, jambs, lintels and glazing bars, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.
- 4 Notwithstanding the details contained within the approved plans, no works to the staircases and wall to first floor west bedroom shall be carried out on the site until details of any proposed alterations to the existing staircase and first floor door including internal elevations and detail sections have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to safeguard the special architectural or historic interest of the building

consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 5 Notwithstanding the details contained within the approved plans no works to the installation of external services, including vents shall be carried out on the site until details of the proposed external services including materials position and scale have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 6 Following the removal of the existing plasterboard ceiling to the master bedroom, if the plasterboard is not replaced in its current location, further details of the proposed ceiling finishes including section drawings shall be submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 7 Notwithstanding the consent hereby granted, none of the joists, historic timber studs and lime plaster/lath and plaster finishes shall be notched, cut, chased into or otherwise altered without prior written consent of the Local Planning Authority except where specified otherwise on the approved drawings.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 8 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 9 Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the

building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.