



Officer Report

Application Number:	HGY/2024/0423
Application Type:	Householder planning permission
Address:	52A North Hill, Hornsey, London, N6 4RH
Proposal:	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 SURROUNDING

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.

PROPOSED DEVELOPMENT

To upgrade and replace existing modern windows; to repair historic windows; to undertake changes to the garden path; and ancillary works.

There is an associated Listed Building Consent application: HGY/2024/0548.

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 main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area.

Heritage, Design and Appearance Comments:

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The lowering of the brick edging to the path would not have an impact on the significance of the listed building, nor the Conservation Area.

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 understood to be required, as outlined in the Heritage Statement and as relevant to the Listed Building Consent. 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.

Such external works are not considered to be significant, and further details of these can be ensured through condition.

Considering these points, and that no harm has been identified by the Conservation Officer, the proposal will be acceptable as it relates to the heritage assets and character of the Conservation Area subject to conditions.

CIL APPLICABLE

Not applicable.

Conclusion

The proposal is considered acceptable subject to conditions. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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 windows and doors, 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: To safeguard the heritage assets in compliance with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of National Planning Policy Framework.

- 4 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: To safeguard the heritage assets in compliance with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of National Planning Policy Framework.

- 5 All new external 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: To safeguard the heritage assets in compliance with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of National Planning Policy Framework.

Informatives:

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.

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.