



Officer Report

Application Number:	HGY/2024/0969
Application Type:	Listed building consent (Alt/Ext)
Address:	Flat J, High Point 1, North Hill, Hornsey, London, N6 4BA
Proposal:	Listed Building Consent for the replacement of all existing single glazed pane windows in Flat J with slim double glazed panes within the existing steel frames. Sliding concertina windows to have rollers / ironmongery refurbished or replaced as necessary (with like for like).
Case Officer:	Mercy Oruwari
Valid Date:	08/04/2024
Applicant:	Mr Tom Brent
Agent:	Ms Nicky Mylius

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site is the Grade I listed High Point 1, North Hill, Hornsey, London, N6 4BA (List Entry Number: 1358885). It is also located within the Highgate Conservation Area.

The listing describes the Site as: 'A block of sixty flats. 1933-5 by Lubetkin and Tecton, engineer Ove Arup, for Sigmund Gestetner. Reinforced concrete monolithic construction with central spine of columns, the other reinforcement being built into the walls and floor slabs. Double cruciform plan, six storeys high, flat roofs, on falling land'.

High Point 1 was designed with roof terrace apertures on four sides of the building and the openings are a prominent feature of the roof.

2. PROPOSED DEVELOPMENT

The proposed is for the replacement of all existing single glazed pane windows with slim double-glazed panes within the existing steel frames. Sliding concertina windows are to have rollers / ironmongery refurbished or replaced if necessary (with like for like). This will be only be realised during the instalment stage.

3. CONSULTATION

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: No objections raised

High Point 1 is a grade I listed building, built in 1933-5 and designed by Lubetkin and Tecton, with Ove Arup as the engineer. The building is in a double cruciform plan, six storeys high, flat roofs, on falling land.. All windows of steel, by Williams and Williams, with mullions giving a regular rectangular glazing pattern. The long horizontal windows to the living rooms have a 'concertina' opening arrangement, sliding along metal tracks. Other original features include small tiled floors, chutes for dirty laundry, partly glazed doors to utility areas - these and plain doors to other rooms with chrome handles and switches set in the frame, and 'Highpoint' sinks. The heritage statement is not as extensive or thorough as should be expected for a grade I listed building. However, given the limited scope of the proposals, and information which is otherwise available whilst the limited heritage statement is not ideal, it has not hindered an assessment of the proposed works and their impact.

The proposed works include double glazing the original windows in the flat, the original windows are important features of this grade I listed building. Detail sections have been provided which demonstrate that the existing steel frames can be retained while accommodating the slim-line double glazing. the profiles would appear slightly smaller, but the detailing, opening mechanisms and frames would be retained. The glass itself is not significant, and re-glazing the existing frames would be considered in line with Historic England guidance. It is noted that this approach has been taken in some of the other flats in this listed building.

Whilst the loss of some of the definition in the profile and the original glass would cause less than substantial harm, this level of harm would be very minor, almost negligible, and should be weighed against the public benefits of making the building more sustainable in line with local policy DM9 and the NPPF paragraph 208.

Overall, subject to condition, conservation would support this proposal.

Historic England: No objections raised

Local amenity groups

The following local groups/societies were consulted on the planning application:

Highgate Conservation Area Advisory Committee:

- Many of the flats in the blocks are suffering from water ingress via the window frames which were custom made for the blocks and cannot be replaced 'like for like' by any standard frames now available.
- Work on a building of this importance must be co-ordinated so that the overall design and internal and external appearance of the two blocks are not denigrated thus causing serious harm to the CA and indeed London's architectural heritage.
- There's no mention in the applications of an approach to English Heritage which could advise on this matter nor to the Twentieth Century Society.
- Advice must be taken into account and a scheme drawn up to deal with the maintenance of Highpoint which does not lead to damage to its status as an outstanding grade 1 listed building.

4. ASSESSMENT

As noted above the host property forms part of a Grade I 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:

Although there would be no internal works within the flat the proposal includes reversible works to the windows of a listed building.

The proposed works include double glazing the original windows in the flat, the original windows are important features of this grade I listed building.

Detail sections have been provided which demonstrate that the existing steel frames can be retained while accommodating the slim-line double glazing. The profiles would appear slightly smaller, but the detailing, opening mechanisms and frames would be retained. The glass itself is not significant, and re-glazing the existing frames would be considered in line with Historic England guidance. It is noted that this approach has been taken in some of the other flats in this listed building.

Whilst the loss of some of the definition in the profile and the original glass would cause less than substantial harm, this level of harm would be very minor, almost negligible, and should be weighed against the public benefits of making the building more sustainable in line with local policy DM9 and the NPPF paragraph 208.

As a Grade I listed building any works carried out should have minimal impact on the appearance and structure of the building. Ideally any changes should be non-permanent and/or reversible. Whilst the loss of some of the definition in the profile and the original glass would cause less than substantial harm, this level of harm would be very minor, almost negligible, and should be weighed against the public benefits of making the building more sustainable in line with local policy DM9 and the NPPF paragraph 208.

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.

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.

5. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

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 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: To ensure that the special architectural or historic interest of this building is safeguarded and that the development contributes to the character and appearance of this part of the Conservation Area. To comply with Policy DM9 of the Haringey Development Management Development Plan and the provisions of the National Planning Policy Framework.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.