



Officer Report

Application Number: HGY/2024/1108
Application Type: Listed building consent (Alt/Ext)
Address: Restaurant, 66 Highgate High Street, Hornsey, London, N6 5HX
Proposal: Listed Building Consent for the replacement of the non-original rooflight to the rear extension with a new rooflight with the same structural opening.
Case Officer: Mercy Oruwari
Valid Date: 11/04/2024
Applicant: Julie Humphries
Agent: Miss India Chenevix Trench

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

66 Highgate Hill is a grade II listed building located on the northern side of Highgate High Street within the Highgate Conservation Area. No. 66 is part of a wider terrace of C.18 buildings along the original Village High Street and these buildings form an essential part of the character and appearance of this part of the Highgate Conservation Area. The building is originally late C.18, with stock brick. No. 66 has been subject to several modern interventions including to its shop front. There is a single storey rear flat roofed extension, including a roof lantern, dating from the C.20.

2. PROPOSED DEVELOPMENT

The proposed is for the replacement of the non-original rooflight to the rear extension with a new rooflight with the same structural opening.

3. CONSULTATION

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: No objections subject to conditions

Greater London Archaeological Advisory Service: No objections raised

Local amenity groups

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

Highgate Conservation Area Advisory Committee: No comments received

Highgate Neighbourhood Forum: No comments received

Highgate Society: No comments received

4. ASSESSMENT

As noted above the host property 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; 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 building the proposal includes reversible works to the non-original rooflight to the rear extension. This is to be replaced with a new rooflight with the same structural opening.

There is no in principle objection to the replacement of the C20 lantern, it is not of any architectural or historic interest and is in poor condition. The proposed replacement lantern using the same opening is acceptable, it would likely have a neutral impact on the significance of the listed building, the conservation area, and the adjacent listed buildings.

As a Grade 2 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. The level of harm would be very minor, almost negligible, and would not be visible from a public vantage point.

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.

The proposal here complies with Local, London and National policies relating to heritage assets 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 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 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: 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.

