



Officer Report

Application Number: HGY/2024/1012
Application Type: Full planning permission
Address: Restaurant, 66 Highgate High Street, Hornsey, London, N6 5HX
Proposal: 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 DESCRIPTION

66 Highgate Hill is a grade II listed building located on the northern side of Highgate High Street, within Highgate Conservation Area. No. 66 is part of a wider terrace of C.18 properties 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, externally clad with stock brick. No. 66 has been subject to several modern interventions including the shop front treatment. The property has a single storey rear flat roofed extension, including a prominent roof lantern feature.

2. THE PROPOSAL

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. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No relevant planning and enforcement history.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: No objections subject to conditions

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

Greater London Archaeological Advisory Service: No comments received

Neighbour Consultation

The application was publicised by way of a site notice placed outside the premises, a notice placed in the local press, and letters sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & heritage

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. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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 proposed works include the replacement of the rooflight with a new one 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.

Considering these points, and that no harm has been identified by the Conservation Officer, the proposal is considered acceptable with regards to design and heritage considerations. The proposal would leave the character and appearance of the conservation area preserved as well as no harm being caused to the significance of the listed heritage asset.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

7. 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.

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.

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.