

Officer Report

Application Number:	HGY/2023/3221
Application Type:	Listed building consent (Alt/Ext)
Address:	62 High Point 2, North Hill, Hornsey, London, N6 4AZ
Proposal:	Listed building consent to update bathroom fittings and finishes, and to replace the bath with a shower
Case Officer:	Alicia Croskery
Valid Date:	04/12/2023
	3
Applicant:	Mr Claude Weil
Agent:	Victoria Ramez

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDS

The subject site is located at 62 High Point 2 and is a Grade 1 listed building. Highpoint 2 was designed by Berthold Lubetkin and his practice Tecton and was completed in 1938. The building forms a pair with the neighbouring Highpoint 1 building (also Grade 1 listed) sharing large communal gardens and sports facilities on the western side of North Hill. The site is located within the Highgate conservation area.

Building significance

The building is a highly significant example of modernist architecture designed by the Russian émigré architect Bertold Lubetkin. Lubetkin with his company, Tecton designed both Highpoint 1 and Highpoint 2. Highpoint 2 is of slightly later construction and consists of 12 apartments. During construction Lubetkin added a penthouse to the roof that became his own residence.

The building is built from in-situ cast reinforced concrete with cinder blockwork internal partitions. In the central portion of the block there are six generous apartments with dramatic double height living rooms overlooking the gardens to the west. Flat 62 (subject site) is in the northern portion of the central block and has been renovated on several occasions since 1938. The unit does not have original kitchen or bathroom fixtures however the original layout has been preserved.

2. PROPOSED DEVELOPMENT

The proposed works involve a refurbishment of the interior of the existing bathroom - replacing all tiling and sanitaryware with no repositioning of any fixtures. The bath will be replaced with a walk-in shower to facilitate access for the applicant.

The proposed alterations are internal only, and the exterior and setting of the building will remain unaffected.

3. CONSULTATION

LBH Conservation officer – No Objection

This is a retrospective application where the submitted information is not proportionate to the grade I listed status of the property.

The pre-works configuration, age and conditions of the bathroom have not been clearly described in plan drawings and supporting D&A statement. However, the additional photos appended to the application at a later stage provide some information about the age, conditions, and materiality of the bathroom before and after works and show that the pre-work configuration of this room has been retained and replacement sanitaryware and finishes have been installed.

The refurbishment works carried out in the non-original bathroom of the listed flat are very unlikely to have caused at this stage any heritage harm to the property and are therefore considered acceptable

Highgate CAAC – Objection

Highgate CAAC believes this application is not adequate for alterations to such a well known Grade 1 listed building, one of only 6 in the whole of Haringey.

The DAS is not terribly accurate. For instance, the red outline on page 2 does align with the photograph, the primary school is not "directly to the south", the copies of original drawings do not indicate very clearly the location of the flat is being altered, and so on.

The applicant asserts that there are no original bathroom fixtures, but no photos or other information are provided of the existing room, surfaces or fittings which would allow anyone to judge whether this is so or not, or whether there is any original tiling, panelling or other materials on the floors, walls or doors which should be retained. The drawings of the existing are not very informative.

We think photos and more information should be provided before any judgement is made.

4. LOCAL REPRESENTATIONS

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

5. MATERIAL PLANNING CONSIDERATIONS

The main planning consideration raised by the proposal is its impact of the proposed development on the character and appearance of the Listed building & conservation area.

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" (Sections 16 (2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72).

The National Planning Policy Framework (2024) requires local planning authorities in determining applications affecting a heritage asset to take account of the desirability of sustaining and enhancing the significance of that heritage asset.

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.

Development Management 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.

With regard to Listed and Locally Listed Buildings, Policy DM9 states that the Council will seek opportunities to secure the future of listed buildings provided they 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; and, 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.

The proposed works relate solely to the bathroom within the subject site and do not cause material harm to the building. The original fittings have been maintained with an upgrade in the bathroom to allow for better access for the applicant.

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 important 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.

6. RECOMMENDATION

Grant permission subject to 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.

- 8 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the spec

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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.