



Officer Report

Application Number:	HGY/2024/1093
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 internal alterations to the layout and refurbishment works to the interior of Flat J.
Case Officer:	Mercy Oruwari
Valid Date:	18/04/2024
Applicant:	Tom Brent
Agent:	Ms Nicky Mylius

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site is the proposed development 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: 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.

2. PROPOSED DEVELOPMENT

The proposed is for internal alterations to include change of non-original bathroom and WC/Shower fittings including the installation of a bathtub where the existing wet room is located. The works would include the relocation of the main kitchen to where the existing study is situated and replacing the kitchen with a dining room. The separate shower would be converted into a shower. The only alterations in bedrooms 1 and 3 would be the reinstatement of the former smaller cupboards. There would be other smaller alterations.

3. CONSULTATION

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: Following revisions to plans the proposal was supported.

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 original windows are 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.

The main alterations to the building are the reconfiguration of the WC, kitchen and dining room which affect original fabric and plan form. The removal of the sink recess and return to the original square room plan in the proposed kitchen is welcomed.

The loss of the modern partitions and bathroom fittings associated with the shower room are not considered to cause harm to the significance of the listed building. However, there is concern over the relation of the original wall land door to the WC. The WC door was designed so that the door is designed to be the same size and the storage before the main hallway, not projecting out into the hall beyond the elliptical column. The loss of this original configuration would be considered to cause some harm to the significance of the listed building. However, this harm could be easily avoided WC could instead be expanded into the utility room instead.

The loss of the original door location to the proposed kitchen, and some of the original partition wall would also be considered to cause some harm to the significance of the listed building. However, this has been reduced somewhat by the re-use of the original door to the proposed kitchen and its position in the wall is somewhat less critical to the overall composition of the hall.

The provided photos demonstrate that in the bathroom the existing bathroom fittings and surfaces are modern, and there is no in principle objection to their replacement. The fittings and surfaces shown are similar in their impact on the listed building to the existing and whilst representing a missed opportunity to restore some of the original design intent of the building, would have a neutral impact.

The removal of the existing oversize cupboard and the reinstatement of the original cupboard size to bedrooms 1 and 3 is welcomed. The removal of the modern shelving and the reinstatement of a small sink into bedroom 3 is also welcomed.

Overall, some aspects of the proposed works would help better reveal the significance of the listed building by restoring the form of the cupboards and the bedroom and proposed kitchens rectangular plan forms. However conversely the demolition of some of the original partitions to the proposed kitchen and the disruption of the original opening positions would cause some harm to the significance of the listed building, the service area door (to the WC) more than the kitchen door position given the design of this opening in relation to the column and hallway. In order to make this balance of harm vs benefit come out as neutral, the proposal to the original doorway to the WC should be amended so it remains in its original position.

Following the amendment to the doorway to the WC all previous concerns were resolved. Subject to conditions, conservation 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:

- 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:

The works to the internal areas of the flat include change of non-original bathroom and WC/Shower fittings including the installation of a bathtub where the existing wet room is located. The works would include the relocation of the main kitchen to where the existing study is situated and replacing the kitchen with a dining room. The separate shower would be converted into a shower. The only alterations in bedrooms 1 and 3 would be the reinstatement of the former smaller cupboards. There would be other smaller alterations.

As a Grade 1 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.

In the bathroom, WC and kitchen the existing fittings are non-original and there is no in principle objection to their replacement. The fittings shown are similar in their impact on the listed building to the existing and whilst representing a missed opportunity to restore some of the original design intent of the building, the changes would have a neutral impact.

Some aspects of the proposed works help to reveal the significance of the listed building by restoring the form of the cupboards and the bedroom and the proposed kitchens rectangular plan

forms. However, some of the works would cause some harm to the significance of the listed building.

The loss of the original door location to the proposed kitchen, and some of the original partition wall are considered to cause some harm to the significance of the listed building. However, this has been reduced somewhat by the re-use of the original door to the proposed kitchen and its position in the wall is somewhat less critical to the overall composition of the hall.

There was a concern over the relationship of the original wall and door to the WC. The redesign of the WC door and the projection of the storage out into the hall beyond the elliptical column would be a loss to the original configuration. This would be considered to cause some unacceptable harm to the significance of the listed building.

In order to make the balance of harm vs benefit come out as neutral, the proposal to the original doorway to the WC was amended so that it remained in its original position. With this revision all works in the flat are considered as acceptable.

Considering these points, along with the revision it is considered there'll be no harm as confirmed 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 The existing door to the existing study including its frame and ironmongery shall be protected during works and re-used in its entirety as the doorway between the hall and the proposed kitchen.

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

- 4 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.

- 5 Notwithstanding the details contained within the approved plans no installation of new services 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 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