

APPLICATIONS FOR LISTED BUILDING CONSENT AND PLANNING PERMISSION

HGY/2024/2339 and HGY 2024/ 2437

37 North Road, London N6 4BE

Investigatory and remedial works to establish the extent of dry rot, wet rot and rising damp

Highgate Conservation Area Conservation Area Advisory Committee wishes to object to these applications as follows:

No. 37 North Road forms part of a distinctive group of two linked pairs of houses dating from c1830-40, listed at Grade II. It has fallen into considerable disrepair in recent years and is included in Historic England's Heritage at Risk Register. While Highgate CAAC strongly supports its refurbishment, we have concerns about the proposed methodology.

We fully recognise that dry rot is a serious condition which must be addressed before full restoration works can begin, and that this may often entail the loss of historic fabric. It is essential that a conservation-led approach is adopted when dealing with listed buildings in order to minimise the loss of historic features and avoid over-use of chemicals, on the basis of appropriate specialist advice. Please see the article in the Building Conservation Directory Dry Rot and its Treatment in Historic Buildings

<https://www.buildingconservation.com/articles/dry-rot/dry-rot.htm>

Along with any temporary measures needed to provide structural stability, the first priority in addressing dry and wet rot should be stopping water ingress, coupled with improved ventilation throughout the building, and it is surprising that no mention is made of this.

We note that the comprehensive removal of plasterwork is proposed, along with removal of 'timber panels', whether or not dry-rot is evident. If listed building consent is granted at this stage, this would be effectively be a carte blanche to strip out the building.

The HCAAC is therefore unable to support these applications.