



Officer Report

Application Number:	HGY/2024/2339
Application Type:	Listed building consent (Alt/Ext)
Address:	37 North Road, Hornsey, London, N6 4BE
Proposal:	Investigatory and remedial works to address dry rot, wet rot and damp; remedial works to chimneystack, external party wall, roof coverings and rainwater disposal, front elevation masonry, rear elevation render and structural timbers (roof structure, floor structure and lintels) (amended description)
Case Officer:	Nathan Keyte
Valid Date:	04/09/2024
Applicant:	Mr Douglas Paskin
Agent:	Mr Douglas Paskin

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDINGS

The subject property at 37 North Road is a two storey with loft and lower ground floor.

The building is a grade II listed building and within the Conservation Area of Highgate.

The building is currently on the Heritage at Risk Register.

PROPOSED DEVELOPMENT

Listed Building Consent for investigatory and remedial works to address dry rot, wet rot and damp; remedial works to chimneystack, external party wall, roof coverings and rainwater disposal, front elevation masonry, rear elevation render and structural timbers (roof structure, floor structure and lintels) (amended description)

Whilst the submitted whole building surveys recommend a wide set of works; the scope of works proposed in this application is limited to the following:

- Refurbishment of roof covering to main roof
- Chimneystack repairs
- Party wall repairs
- Repairs to front elevation
- Refurbishment of rainwater disposal
- Refurbishment of rear elevation and refurbishment of flat roof to later rear extension
- Internal opening works associated with plasterwork

- Ceiling plasterwork removal
- Wall plaster removal
- Opening works associated with floorboards
- Remedial works to structural timbers
- Remedial works to timber lintels

Site History

HGY/2024/2437,

Address: 37 North Road, Hornsey, London, N6 4BE

Proposal: Investigatory and remedial works to address dry rot, wet rot and damp; remedial works to chimneystack, external party wall, roof coverings and rainwater disposal, front elevation masonry, rear elevation render and structural timbers (roof structure, floor structure and lintels)

Decision: TBC

UNT/2017/00031 - Planning Enforcement Notice Service Untidy Land and dilapidation of the building - heritage at risk register.

CONSULTATION

Highgate CAAC – Objects, noting no temporary measures noted to stop water ingress, or improved ventilation, and the comprehensive removal of plasterwork and timber panels – concerns being carte blanche stripping of the building.

[Officer comment: the application has since been amended to clarify the works, and dial back the scope of works proposed].

Highgate Neighbourhood Forum – no comment received.

Highgate Society – no comment received.

Greater London Archaeology Advisory Service – comment received stating no consultation required.

Historic Buildings and Places – no comment received

Georgian Group/ JCNAS – no comment received.

Historic England:

Historic England broadly welcomes plans to address the serious condition of this building However, we have concerns that this application lacks sufficient detail for the remedial works that would be usually expected.

The scheme would also benefit from appointing a Conservation Accredited Architects (RIBA SCA, AABC) with input on existing drawings, at level 3 (plans, sections and elevations) proposed drawings (plans, sections and elevations) and details demonstrating how the written proposals would work and at junctions with the existing fabric.

Historic England recommends that proposed investigatory and remedial works are carried out with the minimum possible amount of historic fabric lost.

Haringey Conservation Officer – It is acknowledged that the complex and extensively decayed conditions of the building require extensive, yet sensitively designed and detailed , intrusive works; the severe fungal decay needs to be remedied and eradicated, and much of the building's structures and fabric need to be substantially repaired and replaced.

However, there are concerns about the insufficient clarity and design detailing for proposed remedial works whose heritage impact cannot be fully assessed at this stage, and it is therefore necessary to develop and detail the design of these works expertly and sensitively. Conditions have been recommended and accepted by the applicant.

LOCAL REPRESENTATIONS

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

MATERIAL PLANNING CONSIDERATIONS

The impact of the proposed development on the character and appearance of the listed building

The scope of the proposed phase-one works is outlined in the submitted plan drawings, in the highlighted recommendations sections of the submitted conditions survey, and more clearly established in the Heritage Impact Assessment report. It is understood that the proposed works have been planned to only address the most urgent repair need emerged from the extensive surveys. The proposed works are helpfully informed by an articulated Assessment of Significance & Heritage Impact Assessment , by a whole building Condition Survey report, by a Façade Survey report, a Structural Survey report, and a Dry Rot and Timber Survey report.

All these reports and appended sketch plans allow to understand the nature and location of the extensive and varied decay that affect the listed building, including severe fungal decay throughout.

It is acknowledged that the complex and extensively decayed conditions of the building require extensive, yet sensitively designed and detailed , intrusive works; the severe fungal decay needs to be remedied and eradicated, and much of the building's structures and fabric need to be substantially repaired and replaced.

The latest set of submitted surveys provided has brought sufficient clarity to both the heritage significance of the building and its decayed state and allows for the preparation of sufficiently designed and detailed, conservation-led, remedial and repair works.

Especially in this case, where the character and significance of the building have already been harmed through longstanding neglect, the harm descending from remedial and repair works should be fully minimised through expert, conservation-led design, and workmanship.

The application currently provides sufficient information about the building pathology, decay, and structural conditions of the building, and therefore rests on thorough understanding of the issues affecting the building. The additional, intrusive investigations forming part of this application are considered necessary and will positively allow to achieve full understanding of the extent and type of repairs needed but need to be carefully designed to minimise any unnecessary loss of historic fabric and features.

Within this frame, the prompt securing of the building, the extensive surveys, and the staged approach to works and the commitment to repair and restore it to its former glory are encouraging , and consistently with the Historic England (HE) advice on this application, the proposed scheme of works is broadly welcome, as it will help to stabilise the immediate condition of the listed building and inform future phases of work aimed at securing its long-term preservation.

However, there are concerns about insufficient clarity and design detailing for proposed remedial works whose heritage impact cannot be fully assessed at this stage, and it is therefore necessary to develop and detail the design of these works expertly and sensitively.

Proposed works are clearly identified in the HIA report, but are not consistently identified, designed, and detailed in plan section, elevation drawings to scale, detail drawings to scale, heritage method statements, material specifications, material samples.

Drawings to scale submitted in relation to proposed works only provide information about the locations of dry rot investigations, about roof materials, locations of decay, and locations of proposed roof repairs. The submitted schedule of materials for roof repair works is very high level and does not include any specification for the other proposed works to elevations and interiors. Based on the submitted information, and consistently with the Historic England advice, the proposed facade repairs to front elevation, rear elevation, and rear extension roof, although extensive and intrusive are considered necessary and justified, provided works are designed on comparative existing and proposed elevations and detail drawings and works carried out with appropriate oversight and recording.

The internal ceiling and wall plasterwork removal which are partly retrospective, respond to significant moisture ingress and decay, and are considered justified. However, these works need to be mapped and detailed both on plan and internal elevation drawings to scale, and forthcoming opening works should be carried out with appropriate oversight and recording.

Opening up works associated with floorboards, remedial works to structural timbers and to timber lintels are intrusive, but are considered justified and positively aim to reinstate structural integrity and some damaged architectural features and need to be further detailed, the proposed rebuilding of the Regency cornicing and the use of Welsh slate for roof replacements are considered beneficial in principle, but need to be further detailed.

Finally, the structural engineering proposals prepared by Mistry Civil Engineering Design are considered reasonable and necessary to secure the structural integrity of the building and provide an opportunity for reinstatement of lost architectural detail, however require further design detailing to ensure the special character of the building is preserved from harm and its heritage significance is conserved throughout the substantial replacement works proposed.

The proposal here, subject to conditions, 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. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

Not applicable.

RECOMMENDATION

The proposal is considered acceptable subject to conditions. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Grant Listed Building Consent 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

PROPOSED - ROOF January 2025
Block Plan of Site
Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Pre-Commencement

Prior to the commencement of any works, the following documentation shall be submitted to and approved in writing by the Local Planning Authority (LPA), in consultation with Historic England (HE). Where clearly justified, and subject to the written agreement of the LPA the condition may be partially discharged in relation to specific elements or phases of the works.

A. A detailed Programme of Works, identifying key stages and milestones.

B. A full set of existing and proposed drawings (plans, sections, elevations at 1:50 scale) to be prepared with input from Conservation Accredited Architects (RIBA SCA, AABC) including:

- o General arrangements
- o Party wall elevations (No. 37 and No. 39 North Road)
- o Roof dormers (1:10 scale)
- o Internal plasterwork removal areas
- o Timber repairs and floorboard lifting areas
- o Detailed drawings at scales 1:10, 1:5, or 1:2 as appropriate, illustrating the methodology and interface of internal structural and timber repairs at junctions with the existing historic fabric, ensuring clarity of proposed interventions and their impact on the building's significance

C. Final Heritage Method Statements consolidating previous submissions and detailing all proposed interventions.

D. Material specifications and samples for:

- o Replacement bricks

- o Repointing mortar
- o Render
- o Slates
- o Rainwater goods

E. Moulding profiles (internal and external) to be recorded and submitted.

F. A strategy for targeted removal of wall and ceiling plaster, limited to one metre beyond visibly decayed areas, to be agreed with the LPA and HE.

G. Confirmation that all works will be overseen by a Conservation Accredited Architect (RIBA SCA or AABC).

4 Monitoring and notification during works

Throughout the duration of the works, a robust programme of monitoring, documentation, and communication shall be maintained to ensure transparency, safeguard the historic fabric, and enable timely oversight by LPA and HE. The following measures shall be implemented:

A. Moisture readings and visual inspections shall be undertaken and recorded at each key stage.

B. The LPA shall be notified prior to the commencement of each key stage.

C. A site meeting with the Conservation Officer shall be arranged at each key stage to review progress and building condition.

D. All works shall be recorded, and records submitted for approval at the end of each key stage.

5 Execution of works

All works shall be undertaken in strict accordance with the approved details, drawings, and Method Statements submitted under Sections A and B. The following principles shall apply throughout the execution phase to ensure the protection and sensitive treatment of historic fabric:

A. Investigatory and remedial works shall be carried out with minimal loss of historic fabric.

B. Internal plasterwork shall be renewed to match existing finishes.

C. Embedded timbers shall be carefully removed and replaced with brick-and-mortar infill.

D. Historic rainwater goods shall be retained and repaired where possible.

E. Slates posing safety risks shall be removed and set aside for selective re-use.

Reason: To ensure the works preserve the listed building's special architectural and historic interest, in line with Policy HC1 of the London Plan (2021), Strategic Policy SP12 of the Haringey Local Plan (2017), and Policy DM9 of the Development Management DPD (2017), which collectively seek to conserve heritage assets through informed and sensitive intervention.

Informatives:**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: 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.