

Heritage Statement

Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.

Heritage assets are defined in Annex 2 of the NPPF as a *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

The NPPF notes, at paragraph 189, that heritage assets *'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*

The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (Para 194). It goes on to say that *'the level of detail should be proportionate to the heritage assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

The NPPF identifies three key factors local authorities should take into account in determining applications:

- *'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.'*

Paragraph 199 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. It notes that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or from development within its setting.

The setting of a heritage asset is defined in Annex 2 as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

The NPPF states, at paragraph 201, that where a proposed development would lead to *'substantial harm' or total loss of heritage significance of a designated heritage asset, consent should be refused, '...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*, or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site.

Where a development proposal will lead to *'less than substantial'* harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 201).

The NPPF requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their heritage significance. Paragraph 206 goes on to say *'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.

Paragraph 207 states *'Not all elements of a Conservation Area will necessarily contribute to its significance.'*

Case law dictates that decision makers are required to give great weight to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF as per the above. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

In this instance, the relevant heritage assets comprise:

- The Highgate Village Conservation Area which is a close-knit village crowning one of the twin hills to the north of London.
- The property itself which is Grade II listed. The listing description from Historic England states:

Semi-detached house. Original house c1688 built by William Blake; rebuilt, retaining general appearance c1933 by CH James. Red brick with plain brick band at 1st floor level and below parapet. 3 storeys and basement. 4 windows and single window recessed bay to left. Wooden doorcase with shaped brackets to hood; panelled door and radial patterned overlight. Flush framed sashes with exposed boxing; ground and 2nd floors with segmental arches, 2nd floor has flat arches. INTERIOR: not inspected but noted that little remains of the original - during rebuilding some sections of early C18 wallpaper were found beneath painted deal panelling. SUBSIDIARY FEATURES: attached cast-iron railings to areas and forecourt on low brick wall. Gateway with lamp overthrow and lantern. (Survey of London: Vol. XVII, The Village of Highgate, Part I: London: -1936: 77-94; RCHME: London, Vol. II, West London: London: -1925: 90).

- Adjacent Grade II* listed building at 6 The Grove. The official listing states:

Semi-detached house. c1688 by William Blake, altered. Red brick with plain brick band at 1st floor level; lighter red brick dressings. Tiled roof with round-arched dormers and moulded wooden eaves cornice with block brackets. 2 storeys. 4 windows and single window C20 addition to right. Wooden doorcase with shaped brackets and hood; panelled door and overlight. Segmental arches to flush sashes with exposed boxing. INTERIOR: not inspected but noted that this was the last house to be built by Blake and may not have been panelled. Noted to retain early C18 staircase. SUBSIDIARY FEATURES: attached wrought-iron railings on low brick wall. Gateway with lamp overthrow and Windsor type lantern. (Survey of London: Vol. XVII, The Village of Highgate, St Pancras I: London: -1936: 77-94; RCHME: London, Vol. I, West London: London: -1925: 90).

- Adjacent grade II* listed building at no.4 The Grove. The official listing states:

Detached house. c1688 built by William Blake; some later alterations. Red brick, heavily repointed, with plain brick band at 1st floor level. Tiled roof with dormers and moulded wooden eaves cornice. 2 storeys, attic and semi-basement. 4 windows. Wooden doorcase with shaped brackets to hood; overlight and panelled door. Segmental arches to flush framed sashes with exposed boxing. INTERIOR: not inspected but noted to retain good original panelling and staircase. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Attached wrought-iron railings, possibly Edwardian replicas of early to mid C18 type, on low brick wall to forecourt. Gateway with lamp overthrow having Windsor type lantern. HISTORICAL NOTE: this is the least altered of the six Blake houses in The Grove. (Survey of London: Vol. XVII, The Village of Highgate, Part I: London: -1936: 77-94; RCHME: London, Vol. II, West London: London: -1925: 90).

The existing glazed timber doors and windows are non-original and were replaced during the 1980's refurbishment of the house. They have been recently surveyed and their condition considered to be poor and in need of repair or replacement. The proposal seeks to replace the existing timber doors and windows on a like-for-like basis. The new doors and windows will have the same detail and profile as the already consented replacement doors on the Upper Ground Floor and Lower Ground Floor rear elevations, please refer to the consented applications **2021/2717/L** & **2021/2311/P**. This will provide a consistency across the rear elevation.

The works will ensure the grade II listed property is adaptable for the 21st century and will maintain the existing design which doesn't affect the character, appearance or historic fabric of the property or the wider heritage assets.