

Highgate Conservation Area Advisory Committee

2024/2923/P: 6 SOUTH GROVE, HIGHATE N6

Highgate Conservation Area Advisory Committee ("HCAAC") objects to this application for the reasons stated below.

Please note that HGAAC expects to see a listed building application in respect of any proposed works to this property. If such application simply repeats this application, HCAAC will object thereto as well.

Official list entry Heritage Category:

Listed Building Grade: II

List Entry Number: **1378746**

Date first listed: **14-May-1974**

List Entry Name: **5, 6 AND 7, SOUTH GROVE**

Statutory Address 1: **5, 6 AND 7, SOUTH GROVE**

Please note the description in the listing:

"3 terraced houses. Early C18, refronted early C19. Stucco with old tiled roof and dormers. 2 storeys and attics. Nos 5 & 6, projecting porticoes and shopfront. No.7, late C20 restaurant extension with hipped glazed roof and central clock tower, built on forecourt. Recessed sashes with exposed boxing. Plain band at 1st floor sill level and below parapet. INTERIORS: not inspected. (Survey of London: Vol. XVII, The Village of Highgate (St Pancras I): London: - 1936: 27-30)" and:

"Books and journals

'Survey of London' in The Village of Highgate The Parish of St Pancras Part 1: Volume 17 , (1936), 27-30"

We note from Google Streetview that the air conditioning unit had already been installed by October 2008; and that a first-floor timber double hung sash windows (one-over-one), recessed sashes with exposed boxing covered with an ogee timber moulding was in place until between August 2017 and July 2019. It is highly unlikely, given the age of the property, that the sashes at the time of listing would have been one-over-one.

As a result, the current uPVC window/s must have been installed after July 2019, presumably without any planning permission or listed building consent.

The current windows are clearly not the sashes with exposed boxes referred to in the listing. It is highly likely that, at the time of listing, the sashes would have been nine-over-nine or six-over-six with glazing bars.

The Heritage, Design & Access Statement states: "Application: Alteration to the front elevation, replacing the front windows from single-glazed timber to double-glazed uPVC."

The application documents are wholly inadequate in that the drawings:

1. do not properly depict the existing (or, rather, what should have been existing as reflected in the listing);
2. do not describe the existing windows as uPVC (see our objection in that regard below);
3. show the proposed replacement windows being of wooden construction, whereas, the application is for uPVC windows (see our objection in that regard below); and
4. do not show replacements which correspond with the listing or which are consistent with the age of the property or compatible with the windows of listed buildings proximate to the property.

If it is the applicant's intention to use uPVC windows, HCAAC objects thereto in heritage buildings in a setting surrounded by listed buildings and in the Highgate Conservation Area which straddles the Camden/Haringey border. The use of such windows would cause unacceptable harm.

All the above matters need to be addressed in the listed building application and its accompanying heritage statement.

HCAAC, therefore, objects to this application for the above reasons.