5 Bacon's Lane
Heritage Impact Assessment

Simon Fraser

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Contents

1.0 Introduction

1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf of Simon Fraser (the Applicant). It assesses the effect of the proposed development at 5 Bacon's Lane, Highgate, N6 6BL (Site) on the significance of the existing building and surrounding above-ground heritage assets.

1.2 The Proposed Development is for the demolition of the existing house and garage, and its replacement with a new two-storey dwelling.

1.3 The Site is located within the Highgate Conservation Area (HCA) in which No.5 is identified as a positive contributor. Just south of the site is Highgate Cemetery, a Grade I Registered Park and Garden.

1.4 In accordance with paragraph 200 of the National Planning Policy Framework (NPPF), this HIA establishes the significance of the heritage assets that may be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.

About the Author

1.5 This HIA has been produced by a team at Lichfields including Full Members of the Institute of Historic Building Conservation (IHBC) that has extensive experience in preparing reports which assess the effects of new development on the historic environment:

- Felix Charteris BA (Hons) MA MA IHBC

1.6 There is no formal industry-wide definition of a competent expert for the production of Heritage Statements/Heritage Impact Assessments. Full IHBC membership is a benchmark and IHBC accreditation has been identified as compliant with the international standard on cultural heritage conservation practice – the ICOMOS Guidelines of 1993.

2.0 Methodology and scope

Methodology

2.1 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CIfA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.[1]

2.2 The HIA has also been produced with due regard to the Greater London Authority's 'Planning Practice Note: Heritage Impact Assessments and the Settings of Heritage Assets' (November 2023).

2.3 The NPPF defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.

2.4 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study, archival research and fieldwork undertaken in August 2023. These methods are common practice when assessing the significance of a heritage asset and have been carried out in accordance with Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12), 2019; and Historic England's Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2, 2015.

2.5 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A19 that the relative importance of an asset should be identified and scaled. A Classification of Importance of Heritage Assets table prepared by Lichfields is included at Appendix 3. This assigns levels of importance to the various types of designated and non-designated heritage assets, drawing from relevant national and international guidance. It should be seen as a starting point as there may be instances where the particular characteristics of a specific asset merit a different category.

2.6 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017 (GPAPN3).

Scope

2.7 Due to the localised nature of the likelihood of effects, the scope of the assessment is proportionate.

2.8 The following heritage assets were considered to be potentially affected by the proposal:

1 5 Bacon's Lane (non-designated heritage asset)

[1] Institute of Environmental Management and Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA).

2 Highgate Conservation Area (including St Michael's Church (Grade II*), 6 Bacon's Lane (Grade II) and 'Youth', Sculpture on circular brick plinth in the garden (Grade II)

3 Highgate Cemetery Registered Park and Garden (Grade I)

Consultation

2.9 A pre-application process was carried out with Camden and written feedback was provided dated 29th July 2024.

2.10 Comments relating to heritage summarised the impact on the HCA in positive terms:

The overall massing is considered generally acceptable and would have a minimal impact on the Bacon's Lane street scene and on neighbouring Listed Buildings. Due to the location of the site at the end of a private road, there are limited views of the building from the public realm on South Grove. Currently, the white render facade results in the building being unduly prominent in these views – it is considered that even with the added bulk of the proposal, the use of suitable tones and materials would reduce the impact on the Conservation Area and help blend the new building into the surrounding environment. Views of the building from Swain's Lane to the east and from St Michael's Church to the west would also be reduced given the change in materiality. Any future application should be accompanied by verified views of the proposal from various angles, including looking south from South Grove, west from Swain's Lane, and east from St Michael's Church. This would assist Officers in determining the impact of the development on the street scene and wider Conservation Area.

3.0 Heritage statute and policy

Statute and policy context

3.1 The relevant statutory development plan for the Site comprises Camden Local Plan (CLP) (2017), Highgate Neighbourhood Plan (2017) and the London Plan (2021). The heritage statutory considerations for the proposal are the s66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act").

3.2 Material considerations include:

1 National Planning Policy Framework (December 2023);

2 National Planning Practice Guidance: Historic Environment (July 2019);

3 The London Plan 2021 (March 2021) (LP 2021);

4 National Design Guidance (January 2021);

5 National Model Design Code (October 2021);

6 Relevant Historic England guidance;

7 Adopted London Borough of Camden Supplementary Planning Documents (SPDs); and

8 Highgate Conservation Area Appraisal and Management Strategy (HCAA) (2007)

3.3 London Plan Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

3.4 The Local Plan (paragraph 1.30) recognises Highgate as an attractive and historic neighbourhood where change needs to respect the character, heritage and distinctiveness of the neighbourhood.

3.5 Local Plan Policy D2 states that the Council will aim to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Application of statute and policy

3.6 The following are the key heritage policies and statutory considerations the proposal will be assessed against:

1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; LP 2021 Policy HC1; CLP Policy D2).

2 Does the proposal preserve or enhance the character, appearance, significance of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; LP 2021 Policy HC1; CLP Policy D2).

3 Does the proposal preserve and, where appropriate, enhance the setting and significance of the designated heritage asset Registered Park and Garden? Paragraphs 203 and 205, NPPF; LP 2021 HC1 and HC2, CLP Policy D2).

4 Does the proposal preserve or enhance the significance of the non-designated heritage asset? Paragraphs 203 and 208, NPPF; LP 2021 Policy HC1; CLP Policy D2).

5 Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design and which respects the original building? (Paragraph 139, NPPF; LP 2021 Policies D3 and D4; CLP Policy D3).

4.0 Baseline conditions

Site and surroundings

4.1 No. 5 Bacon's lane is a two-storey dwelling with a single-storey annexe to the west and a garage to the east. The property has three bedrooms and is a brick construction with white painted render. The property was originally designed by Sir Anthony Cox of the Architect's Co-Partnership in 1957 before undergoing significant remodelling in 2007.

4.2 Bacon's Lane is a narrow lane on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The entrance to this private road is marked by a metal barrier and by rough-hewn granite bollards and kerbs. The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard of a 19th century house.

4.3 No. 5 Bacon's Lane is not listed, but is considered a positive contributor to the HCA in which it is located, and a non-designated heritage asset. The site is adjacent to 6 Bacon's Lane which is Grade II listed and Highgate Cemetery which is designated as a Grade I Registered Park and Garden and Metropolitan Open Land 'MOL'. The site does not fall within any designated viewing corridors. The site is also in the vicinity of St Michael's Church (Grade II*).

4.4 By the early 2000s, the original No. 5 Bacon's Lane building was suffering from external and internal cracking due to subsidence and water penetration into the timbers. The building was partially renovated and remodelled by John Pardey Architects in 2007. Primary amendments included a replacement roof, windows and doors, over-rendering (white) and the addition of a timber-clad garage. These amendments changed the building's character from the original 1950s design, with the main two-storey block becoming monolithically white as opposed to the previously horizontal differentiation between storeys and darker hue material to the upper level.

Condition

4.5 The existing house is now again in poor condition and needs updating to achieve improved performance e.g. it suffers from thermal & weathering issues and inefficient overall energy performance. The current owner has identified through thermal imaging analysis significant heat losses occurring in the external doors, windows and at the recessed wall junction between the ground and external rendered walls. Together these create thermal bridges compromising the overall energy performance of the house and creating areas of potential future condensation and mould growth.

4.6 The existing condition of the house, and its poor environmental performance, are part of the need, and justification, for significant demolition of the house, with a proposed replacement.

Historic development

4.7 A full history of the site can be found within the accompanying Desk Based Assessment (Lichfields, 2024) and will not be reproduced in full here.

4.8 The site appears to have remained as orchards from the late-19th century up until the 1935-36 OS map and 1947 aerial photo. Part of the Old Hall grounds (the kitchen garden and orchard) and an adjacent 19th century property were developed during the 1950s with an enclave of eight houses. Mr Osborne, the then owner of the Old Hall, offered building plots for sale to a number of architects who built their own houses. The original building footprints are shown on the OS map from 1970. The site was originally developed with No.5 Bacon's Lane in c.1957 to designs by Sir Anthony Cox of the Architect's Co-Partnership. The existing house was subsequently remodelled by John Pardey Architects in 2007 (application ref. 2007/0960/P), including the introduction of a garage to the east of the property, a replacement roof, windows and doors and re-rendering.

4.9 In 2013 (ref. 2013/7019/P) and 2017 planning permission (ref. 2017/2646/P) was granted for the: "Erection of a part single, part 2- storey side extension with terrace at rear first floor level to existing dwelling house (C3) following the demolition of the existing single storey side wing." In 2019 the associated 1m width mass concreate foundations were introduced but the extension was subsequently never built.

5.0 Significance of heritage assets

1. 5 Bacon's Lane (non-designated heritage asset)

Figure 5.1

A comparison between the original house designed by Anthony Cox in 1957 and the remodelled house by JPA in 2007.
Source: DAS

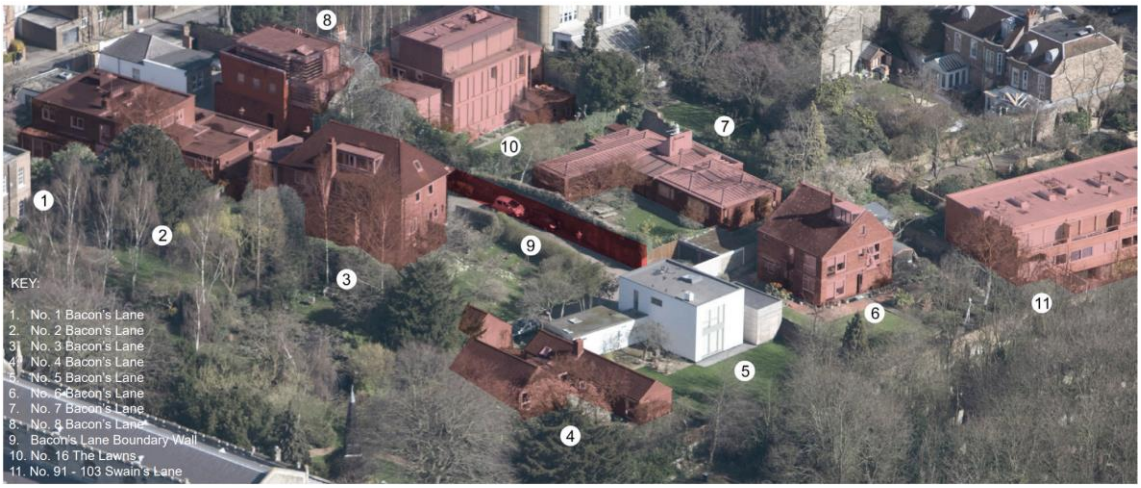
5.1 No. 5 is considered to be a non-designated heritage asset due to the contribution it makes to the historic significance of the Highgate Conservation Area, forming a part of the group of houses on Bacon's Lane by notable and linked architects. However, the contribution to the appearance, and the architectural interest of the building itself, has been eroded by the 2007 redesign of the house, which changed the materiality of the upper storey from brick to white render and the addition of a large window to a previously blank elevation. This significant intervention changed the original design intention of Cox, which would have been novel and highly interesting at the time it was built.

5.2 There is now no evident remaining detail of the original No. 5 design in the current existing building either internally or externally. Whilst the overall form, as seen in the above photo, of the existing building remains readable, the original character of the building is largely lost beneath these interventions. The loss of the colour and texture of the bricks to the upper floor have harmed its assimilation with both its natural and built setting. Because of these changes, its significance is diminished substantially.

5.3 The relative importance of the asset, as a positive contributor to the conservation area, which has had later interventions critically effecting its significance, is low.

2. Highgate Conservation Area (including 6 Bacon's Lane (Grade II) and 'Youth', Sculpture on circular brick plinth in the garden (Grade II)

Figure 5.2 5 Bacon's Lane in the context of its neighbouring houses, with which it has group value



Source: DAS

5.4 The HCAA refers to Bacon's Lane as follows:

'The name 'Bacon's Lane' was derived from the account in John Aubrey's 'Brief Lives' of how Francis Bacon, First Earl of Verulum, conducted an experiment in stuffing a live goose with snow at the foot of Highgate Hill. Bacon caught a chill and was carried to Lord Arundel's house, on the site of the Old Hall, where he died.'

'This narrow lane lies on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The narrow entrance to this private road is marked by a metal barrier and by rough-hewn granite bollards and kerbs, and is concealed by the high red brick walls to the corner properties.'

'There is a sense of openness: boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group. The siting and design of each property has its own style but the group is cohesive and a covenant on the site prevented the houses from rising more than two-storeys.'

5.5 The HCAA continues to describe the adjacent houses on Bacon's Lane:

No. 1 and 2 Bacon's Lane were designed by Peter Cocke of the Architects Co-Partnership c1960, are low-rise one-storey dwellings. No 3, built for the Rubens family, is a solid, double-fronted, two-storey property of a more conventional form with a pitched roof and a distinct stone-clad chimney/balcony feature at the rear, reminiscent of the 1950s.'

'No. 4, on the adjacent plot is a house by and for the Australian Architect W L Yuille (of the Design Research Unit), which dates from 1957, and responds to the site and to existing trees. It is a single-storey building of a pinwheel shape, with top-lit rooms.'

5.6 The development of the houses on Bacon's Lane since the 1950s is documented in the Highgate Conservation Area Appraisal and this is set out with photos on pages 8 to 11 of the submitted pre-application document. The area was developed in the 1950s and 1960s after the owner of the Old Hall sold building plots to several architects who designed and built houses. Eight houses were built on the site of the Old Hall kitchen garden, orchard and a 19th century house, forming the Bacon's Lane enclave.

5.7 The other buildings on Bacon's Lane are to designs by Peter Cocke (Nos. 1 and 2), who was also a part of the Architects' Co-Partnership with Cox, W L Yuille (No. 4), and Leonard Manasseh (Nos. 6, 7 and 8). Manasseh, like Cox, designed schools for Hertfordshire County Council after the Second World War. The style and forms of the other buildings are discussed in the HCAA – together, the buildings contribute to the architectural and historic interest, and the character of the HCA. Despite their differences, they form a cohesive group. Each is of differing levels of value in themselves, with the listed No. 6 having a higher degree of intrinsic significance as Manasseh's first work in the New Brutalist genre, compared to the other properties which are not listed.

5.8 The character of the HCA is varied due to its size, spanning across two local planning authorities. Bacon's Lane lies within the Highgate Village sub-area, which forms the historic core of the Conservation Area and also includes the High Street. The character of Bacon's Lane is defined by the 20th-century houses, which are in different styles, forms and materiality, as well as the historic garden walls on the eastern side.

5.9 The HCAA document also references the 'sculptural quality and wonderful colour' of the historic boundary wall, along the stretch of the east side of the Lane, where the remaining old kitchen garden and orchard walls to the Old Hall have robust brick buttresses.

5.10 Also evident within the context of Bacon's Lane is '16, The Lawns'. The HCAA notes:

'A Victorian house on the site was replaced by a 1950s house by Leonard Manasseh. This in turn was radically extended and remodelled in 2001 by Eldridge Smerin architects, doubling its size with a series of double-height glazed extensions wrapped around the 1950s envelope, and a flat roof topped by a dramatic glazed studio overlooking central London. The house won a RIBA Award in 2001, a Civic Trust Award in 2002, and a Camden Design Award in 2002. It was also shortlisted for the RIBA Stirling Prize, and the judges commented, 'We considered the Lawns to be an exemplary example of how the 21st century house can be incorporated into historic conservation areas as part of the continuing evolution of domestic architecture'. The house makes a refreshing contribution to the Conservation Area.'

Site

5.11 As the location of the site is at the end of the Bacon's Lane private road, there are limited views of the building from the public realm on South Grove. The prominent white render facade of the existing building is primarily noticeable within the Conservation Area context of Bacon's Lane and from Swain's Lane, where the white tones of the render are unduly contrasting to the darker tones of St. Michael's Church beyond.

5.12 Whilst it remains a positive contributor to the conservation area, primarily due to its association with the architect Sir Antony Cox, and the remaining modernist character having some group value with adjacent properties, the 2007 scheme has had a significant

critical effect on its significance and on its contribution to the conservation area. There is potential here for a scheme to restore some of this contribution, and to continue the street's association with exceptional modern architecture, which are a key part of the special interest of this part of the conservation area.

Figure 5.3 Photographs of other houses on Bacon's Lane from the post-war period

Photo of No. 1 & 2 Bacon's Lane designed by Peter Cocke, which dates from 1960.

Photo of No. 3 Bacon's Lane. The house was recently extended on planning approval 2019/4480/P.

Photo of No. 4 Bacon's Lane designed by Australian Architect W L Yuille, which dates from 1957.

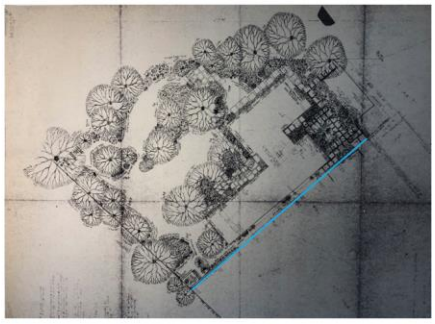


Photo of Site Plan for adjacent No. 4 Bacon's Lane (April 1956), RIBA Library Archive. The boundary with No. 5 is shown in blue.

Source: DAS

St Michael's Church (Grade II*)

5.13 St Michael's Church, of 1830-2 by Lewis Vulliamy with further work of 1879-81 by GE Street and 1903 by Temple Moore, is listed at Grade II* for the following principal reasons:

- Architectural interest: a particularly large and ambitious church of the 1830s, incorporating work by three leading architects of the Gothic Revival;
- Artistic interest: the east wall and window form an unusually rich ensemble that combines high-quality decorative and artistic work of several periods;
- Group value: as part of an important cluster of listed buildings at the junction of South Grove and Highgate West Hill; also as a focal point within the Grade I-registered Highgate Cemetery.

5.14 The site is part of its wider setting of individual residential houses. The site can be seen in the foreground of the church from Swain's Lane and so the form and colour of the house does have some bearing on views towards the church. The site makes a neutral contribution to the significance of the church.

No 6 Bacon's Lane (Grade II)

5.15 The HCAA states:

'Nos 6, 7 & 8 Bacon's Lane were designed by Leonard Manasseh and were also built on the Old Hall site. No. 6, his own house dating from 1959, impacts on the skyline due to its unequally pitched roof which is punctured by a raised skylight. Rectilinear in plan, the house expresses clarity of structure and materials, using reclaimed bricks.'

5.16 Asymmetrical elevations have windows of various heights, some full storey height. The building was listed Grade II on 10 Aug 2009 (after the partial renovation of 5 Bacon's Lane in 2007) and it is designated Grade II: 'It ranks among the most notable architect-designed private houses of the 1950s. It was Manasseh's first work in the emerging New Brutalist genre.' and it's 'clever use of materials, makes it a critical example of the post-war architect designed home'. A statue of a lady in the garden by Daphne Hardy Henion, is visible from the road.

5.17 **The statue of 'Youth' (Grade II)** originally stood outside Bar '51 at the Festival of Britain and is listed separately, also Grade II.

5.18 The site makes a limited contribution to the significance of these heritage assets due to the critical effect that later alterations have had on its own significance. However, there is a shared group value of these two houses and the broader Bacon's Lane ensemble.

1. Highgate Cemetery Registered Park and Garden (Grade I)

5.19 In reference to the adjacent Highgate West Cemetery, the HCAA adds: 'At the extreme ends of the cemetery, north and south, pockets of land have been developed as private houses. These are welcomed as surprising contemporary interventions into the Victorian landscape (see Bacon's Lane…)'.

5.20 Highgate Cemetery is included on the Register of Parks and Gardens of Special Historic Interest at Grade I for the following principal reasons:

- The cemetery is an early and important example of an early Victorian commercial cemetery (1839) laid out in the garden style.
- The site is the third metropolitan cemetery.
- The cemetery contains an outstanding collection of funerary monuments which reflect the social and political history of Victorian London.
- The cemetery contains an outstanding collection of structures designed by Stephen Geary and, from 1839, by James Bunstone Bunning, both of whom were noted cemetery designers.
- The cemetery layout is complex and survives substantially intact.

5.21 As a Grade I listed building, the asset is of exceptional national significance and is of Very High importance relative to other heritage assets.

5.22 The site makes a limited but positive contribution to the significance of the asset, as described above within the HCAA, the site is part of a series of high quality contemporary houses which are visible from within the cemetery.

6.0 Proposal's effect on significance

Description of proposal

6.1 The full details of the proposal are described in the Design and Access Statement and shown on the application drawings. A combination of photographs, application drawings and Accurate Visual Representations has been used to predict and evaluate the change. The following features are key aspects of the proposal relevant to this HIA:

1 Replacement of the existing two-storey house and single storey annexe with the development of a two-storey house. The massing of the two-storey house is retained with a 1m extension at the rear. The line of the northern wall of the annexe is retained with extension to the south at ground level and an upper level set back to the north and south.

2 2. The replacement of the existing garage with a new garage structure. The proposed new garage is relocated to the south of the existing garage and is of a reduced height. It includes a covered portico in the location of the existing garage and features a green roof. Assessment of effects

1. 5 Bacon's Lane (non-designated heritage asset)

Figure 6.1 Visualisation of the proposed scheme from Bacon's Lane

6.2 Further to initial investigations and as highlighted to the Camden Principal Planning Officer during Pre-App advice discussions, it is deemed necessary to demolish the existing building to provide the considered enhancements. In response to the Pre-App feedback, a Condition & Feasibility Study Option Appraisal was prepared and accompanies this application, and this should be read alongside this HIA. It is considered that the condition of the house, its poor environmental performance, as well as its much compromised (in terms of architectural design and significance) interest, are clear and convincing

justifications for the demolition of the house. This allows for a replacement dwelling which can make the best use of the site and ensure a sustainable building going forward.

6.3 The building is proposed to be demolished, what remains of the asset's original significance will be lost. There will be a total loss of significance. However, as the proposed house is considered to be of exceptional architectural quality, and will complement the adjacent high-quality architecture on Bacon's Lane, the overall group value of the heritage assets will be enhanced, rather than be adversely affected, by the proposals. This is because the proposed house will adhere to the collective and varied architectural principles of the group more so than the post-2007 version of 5 Bacon's Lane, which no longer complemented its neighbours and had become an outlier in terms of materials and quality. The proposed house will continue the tradition of architect-designed private houses, designed for the architect themselves, which are part of Bacon's Lane distinct character.

6.4 These heritage benefits are considered to mitigate the total loss of the non-designated heritage asset, which whilst had lost much of its significance and architectural quality, had some value in it being the original house on the site and from the post-war period.

6.5 Furthermore, in achieving this overall improvement, echoes of the original 5 Bacon's Lane will be clearly noticeable (similarities in form can be seen in the image below, which shows the altered consented scheme, and the proposed scheme, Figure 6.2). It shows that the principal body and openings of the original building are echoed. The proposed scheme reintroduces the use of differentiated materials to the two floors, (see Figure 5.1 above) echoing the original house, with a contemporary response.

Figure 6.2 Above: Approved and partially implemented scheme, and Below: Proposed scheme.

2. Highgate Village Conservation Area (including St Michael's Church (Grade II*), 6 Bacon's Lane (Grade II) and 'Youth', Sculpture on circular brick plinth in the garden (Grade II)

6.6 Whilst the proposed loss of the original 5 Bacon's Lane will remove the significance of the non-designated heritage asset, the proposed building will contribute more positively to the character and appearance of the conservation area. Since 2007, when the original building largely lost its original character and an inappropriate render was used, the positive contribution it made was much diminished. The proposed building, which uses exceptional quality of materials which reflect a deep and considered understanding of its context, as well as its horizontal form which sits comfortably within the site, achieves a level of architectural and material quality which is significantly greater than the existing building. This quality is much more reflective of the overall special interest of Bacon's Lane, which derives from an assemblage of individual, but exceptional, post-war modernist architectural design. The proposals continue this tradition and will improve the group's value and the site's contribution to the character and appearance of the conservation area.

6.7 The new proposal seeks to reinforce the defined horizontality of Bacon's Lane as a visual improvement to the modified existing house whilst maintaining a mass similar to the consented 2017 (2017/2646/P) design proposals.

6.8 Proposed materials have been chosen to complement the variant warm and dark hues, and patination of the surrounding brickwork and vegetation, mitigating the harmful high-contrast of the existing white render finish and enhancing a connection with the grain and texture of the Lane and beyond. It is proposed to use a mortar-slurry over a longer format and linear stone, brick module to avoid the danger of 'newness' often seen with freshly-laid brickwork and introduce a homogenising texture that picks up on the textured grain of the context.

6.9 Warm hued and stained Western Red Cedar timber will promote a connection to the patinated appearance of the Lane and natural surroundings of the adjacent Cemetery and the historic kitchen garden orchard. The sustainably-sourced timber will complement the context with its warm tones whilst providing a humane feel.

6.10 Overall, the design will, as set out above, make a greater positive contribution to the character and appearance of the conservation area than the existing site.

6.11 The short Views assessment below indicates that the house will sit comfortably within its setting and will preserve the character and appearance of the conservation area. Wide visibility of the proposals would be minimal.

Views assessment:

View 1, Bacon's Lane from South Grove

Figure 6.3 View 1 existing and proposed

6.12 The impact of the existing garage on the surrounding Conservation Area will be reduced by replacing it with a more considerate design set further back and lower in height. The material used for the garage will be in keeping with the context of the Lane.

View 2, End of Bacon's Lane

Figure 6.4 View 2, existing and proposed

6.13 The existing white cladding to No. 5 will be replaced which would mitigate its impact on the surrounding area. An introduced spandrel and parapet emphasize the horizontality of Bacon's Lane and break-down the monolithic mass of the current over-clad building. The proposed house will be wrapped with modular high-performance cladding sensitive in appearance to the existing boundary wall and adjacent properties.

View 3, From Swain's Lane

Figure 6.5 View 3, existing and proposed

The new building's cladding panels, with a warmer and less contrasting hue on the upper level, blend in with its surroundings, lessening impact on further afield views, such as impact on the setting of St Michael's Church. This ensures that the setting is enhanced the and significance of the church is preserved.

View 4, From St. Michael's Church

Figure 6.6 Existing view

6.14 The house will not be visible from in front of St Michael's Church.

6 Bacon's Lane (Grade II) and 'Youth', Sculpture on circular brick plinth in the garden (Grade II)

6.15 Similarly to the conclusion of effect upon the overall conservation area, the proposals would enhance the setting of these two heritage assets. Due to the reduced architectural quality of the existing 5 Bacon's Lane, it makes a limited contribution to the significance of its neighbour. The improved material and architectural design of the proposed dwelling would contextually respond to the architectural quality of no. 6. Further details on how the proposals respond to this context are set out in the DAS.

6.16 In terms of the overall scale of the proposals, these are considered to sit comfortably adjacent to no. 6 and they would not be overbearing, or materially alter the character of the existing relationship.

6.17 Overall, the proposed development would enhance the setting of the listed buildings, and preserve their significance. There would be no adverse effect on significance.

3. Highgate Cemetery Registered Park and Garden (Grade I)

6.18 Visibility of the proposed building may be glimpsed from some areas of the cemetery where contemporary development can be seen when looking up and out of the cemetery. However, visibility of the house is only glimpsed in nature and is not far-reaching.

6.19 As discussed within the HCAA, these small pockets of contemporary architecture are welcomed for their contrast to the surrounding Victorian landscape and it is this noticeably contemporary form which provides this visually interesting contrast. The proposed replacement building ensures it continues this tradition and would continue to provide an interesting contemporary counterpoint to the cemetery.

6.20 The setting and significance of the cemetery, and the listed buildings within it, would be preserved. There would be no adverse effect on significance.

7.0 Conclusion

7.1 This assessment has established the significance of the relevant heritage assets and has assessed the potential effects of the proposal on their significance.

7.2 In conclusion, whilst it is accepted that there will be total loss of significance to 5 Bacon's Lane, there would be heritage benefits arising from this significance:

- Enhancement of the setting of 6 Bacon's Lane,
- Enhancement of the site's positive contribution to the character and appearance of the conservation area and in particular to the group value of the Bacon's Lane group of heritage assets.

7.3 It has been identified that the proposal would meet the heritage policy tests outlined in Section 3.6, and the legal requirement can be carried out, as follows:

1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; LP 2021 Policy HC1; CLP Policy D2).

Yes, the proposal enhances the setting of the adjacent Grade II 6 Bacon's Lane and 'Youth' Statue and there is no adverse effect on significance. St Michael's Church will have its setting enhanced and its significance preserved.

2 Does the proposal preserve or enhance the character, appearance, significance of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; LP 2021 Policy HC1; CLP Policy D2).

Whilst the proposal comprises the loss of a positive contributor to the conservation area, due to the reduced significance of the building post-2007, and the exceptional architectural quality of the replacement building, there would be an overall enhancement to the character and appearance of the conservation area.

3 Does the proposal preserve and, where appropriate, enhance the setting and significance of the designated heritage asset Registered Park and Garden? Paragraphs 203 and 205, NPPF; LP 2021 HC1 and HC2, CLP Policy D2).

The proposal would preserve the setting and significance of the Grade I Highgate Cemetery.

4 Does the proposal preserve or enhance the significance of the non-designated heritage asset? Paragraphs 203 and 208, NPPF; LP 2021 Policy HC1; CLP Policy D2).

There would be a total loss of significance to the non-designated heritage asset 5 Bacon's Lane. However, there are heritage benefits, in enhancing the architectural quality and visual appearance of the Bacon's Lane heritage assets and the conservation area, and these heritage benefits are considered to mitigate the harm to 5 Bacons Lane. As per the NPPF paragraph 208, this harm does not need to be weighed against public benefits, but the effect of the application on this significance should be take into account in determining the application. A balanced judgement should take into account the scale of harm (which is total) but also the significance of the heritage asset, which we consider to be substantially compromised by later alterations.

5 Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design and which respects the original building? (Paragraph 139, NPPF; LP 2021 Policies D3 and D4; CLP Policy D3).

Yes, the design of the building is high-quality that takes reference to its heritage forebearer and context. The building ensures that the site remains a positive contributor to the conservation area, which derives significantly from the quality of its design. The proposals fully situate themselves within the exceptional modernist ensemble of Bacon's Lane and additionally have exemplary environmental credentials.

Appendix 1 Classification of Importance of Heritage Assets, Lichfields

Importance	Designation types
Very High	World Heritage Sites
High	Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally Listed heritage assets Non-designated heritage assets
Negligible or nil	Heritage assets with little or no surviving heritage significance

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