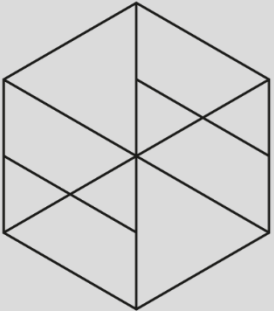


Nos.25-56 Brookfield Mansions,
Highgate West Hill, London N6 6AT

October 2024



The
Heritage
Practice



Brookfield Mansions – Lift Infill

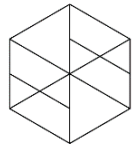
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Heritage Appraisal

THE HERITAGE PRACTICE
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October 2024
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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of a planning application at nos.25-56 Brookfield Mansions, 5 Highgate West Hill, London N6 6AT.

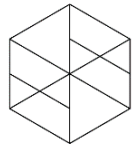
1.2 The site forms part of the wider Brookfield Mansions complex, a group of purpose-built mansion blocks dating from 1902 and located to the west of Highgate West Hill. The site is situated in the Highgate Village Conservation Area.

1.3 The proposals are for an infill extension between the four pairs of projecting wings to the rear of the building. This will include a lift rising from the ground to 4th floors, and small additions at each floor level to the flanking flats.

1.4 In line with paragraphs 200 and 201 of the National Planning Policy Framework 2023, the purpose of this appraisal is to define the significance of the host building and its contribution to the character and appearance of the Highgate Village Conservation Area. The document will describe the proposals and their impact upon the host building, the surrounding conservation area and any other designated and non-designated heritage assets. The proposals will then be assessed in relation to the relevant statutory, national, regional and local heritage policy framework.

1.5 This appraisal has been produced using desk based and online research, combined with a visual inspection of the site and wider area. It should be read in conjunction with the drawings and supporting information prepared by Drake Studio.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).



Figures 1 & 2: The front elevation of Brookfield Mansions (above) and a view along the service road to the rear of the block (right).

2 Site and surroundings

2.1 Brookfield Mansions sits on the edge of Parliament Hill Fields, adjacent to the Highgate No.1 Bathing Pond. The site consists of a series of purpose-built mansion blocks, dating from 1902.

2.2 The application site relates to nos.25-56 Brookfield Mansions. This building is setback from Highgate West Hill and is orientated east-west, containing 32 flats. These are divided across four attached blocks, each of which has its own main entrance, in the front, south facing elevation of the building. Each block has a pair of large projecting rear outriggers, between which is a secondary access, leading into the rear part of the stair compartment. There is a narrower gap between the wings of each individual 'block', which a pair of windows which light the ground flats.

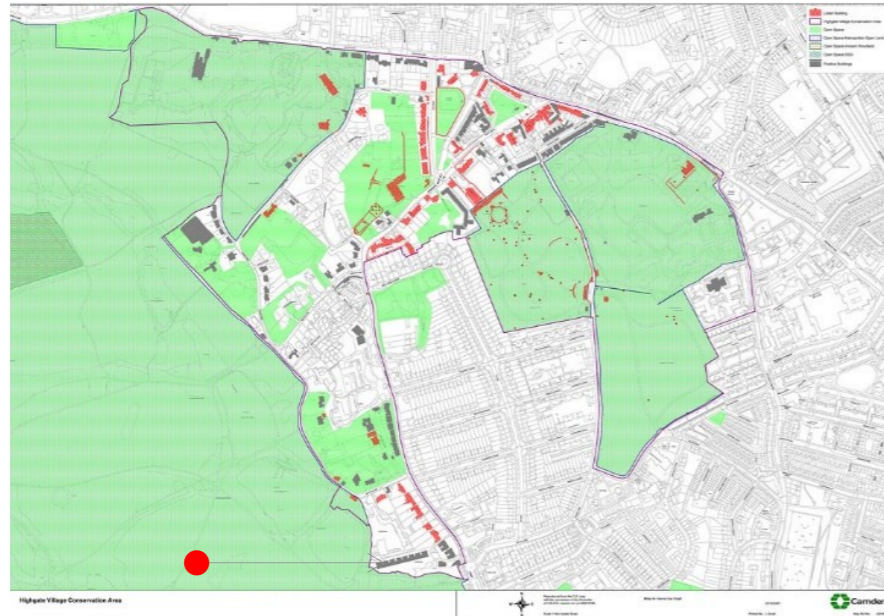
2.3 Brookfield Mansions is four storeys in height with a pitched roof, clad in weathered red clay tiles. The front façade is constructed in red/plum brickwork with brighter red brick dressings and a series of canted bays. There is roughcast to the 3rd floor façade, curved eaves and timber cladding to the repeating front gables, which add a Vernacular/Domestic Revival flavour to its architecture. The windows are vertically proportioned with painted timber sashes and subdivided upper panes. The rear façade is simpler in character, faced in yellow stock brick with red brick banding and dressings.

2.4 Pedestrian access to the site is via a path from Highgate West Hill which leads to the front entrances in the building's southern elevation. Vehicular access is positioned further north and via a tarmac covered driveway, which provides parking bays immediately adjacent to the rear of the building and leads to a further parking area to the west.

2.5 The block has an open setting to the south, where it sits on rising ground, with areas of open lawn and low-level soft landscaping. A belt of trees sits between the building and Parliament Hill Fields. To the rear, the setting is more constrained. The rear boundary of the site is located directly to the north of the vehicle access drive and consists of a tall brickwork wall with vegetation on and behind it.

2.6 Sitting to the north of the site is West Hill Court, an attractive streamlined Moderne block of flats, in white render with grey Crittal windows. This is part four/five storeys in height and set within landscaped gardens. Closest to the rear of Brookfield Mansions however are a group of lock up garages and a hard landscaped parking area.

2.7 Further details regarding the history and significance of Brookfield Mansions are contained at section 4 of this Appraisal.



Figures 3 & 4: Map of the Highgate Village Conservation Area showing the designation boundary and identifying positive contributors with grey shading (top) and Historic England's map denoting statutorily listed buildings with a blue marker (bottom). The site is shown with a red dot

Heritage Assets

Statutorily Listed Buildings

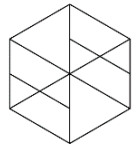
2.8 There are a small number of statutorily listed buildings which are positioned on the west side of Highgate West Hill. These include nos.6 & 7, 8, 10 & 11, all of which are early 19th century villas. There is limited inter-visibility between the application site and these listed buildings due to the distance between the sites and the degree of intervening mature trees cover and soft landscaping. West Hill Court also interrupts views between the listed buildings and the application site.

The Highgate Village Conservation Area

2.9 The application site is located in the Highgate Village Conservation Area. The Highgate Village Conservation Area Appraisal and Management Strategy was adopted by the Council in October 2007 and provides a description of the character and appearance of the area as well as a guidance for new development (see Appendix A). Brookfield Mansions is identified as a building which makes a positive contribution to the character and appearance of the conservation area at Appendix 2 of the Appraisal.

2.10 The conservation area is large and includes development within Highgate Village itself, as well as on the southern slopes below the village. Due to its size, the designation is divided into various character areas. The application site is located in Sub-Area 5: Merton Lane & Millfield Lane. In relation to Brookfield Mansions, the appraisal notes that:

On the return towards Highgate West Hill, is the pleasing Moderne or Art Deco West Hill Court backing onto the Edwardian Brookfield Mansions, which are Arts and Crafts inspired. Although remarkably different in their architectural styles, these two developments form a 'cliff' in terms of their common height, bulk and scale in defining the edge of the Conservation Area at the point where it abuts Parliament Hill Fields (Hampstead Heath). In both cases, views of the blocks from the Heath are softened by a belt of mature trees.....Brookfield Mansions date from the early 20th century and form two groups, with two blocks facing onto Highgate West Hill and the remaining blocks at right-angles facing directly onto the Heath away from the road. The main features are the halftimbered gabled upper floors, which contrast with the red brick lower floors, the steeply pitched tiled roofs, the rhythm of the entrance recesses, the bay windows and ornate wrought iron balconies, and the wooden sash windows with multiple panes in the upper lights. The blocks have a spacious, comfortable feel and are set in generously landscaped communal gardens. A service road skirts the northern edge of the site, giving access to car parking and garages, and is overlooked by the surprisingly utilitarian brick rear elevations of the mansion blocks.



3 Relevant planning history

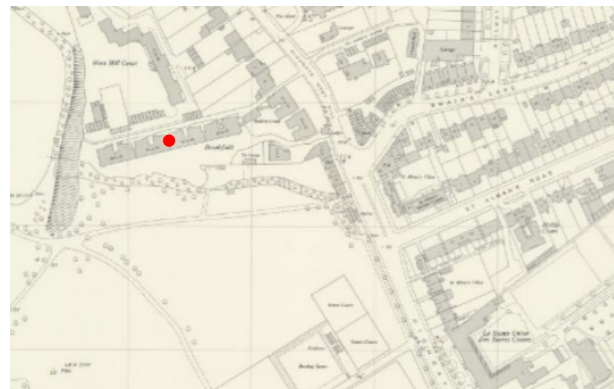
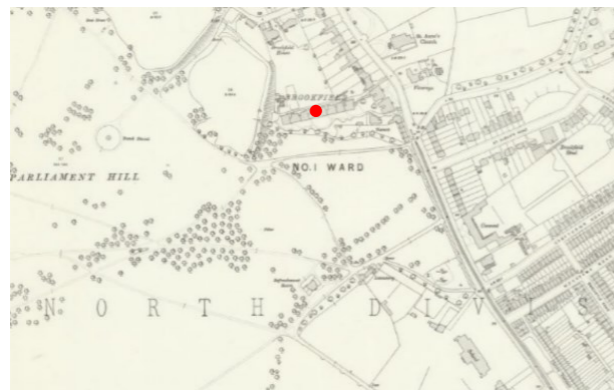
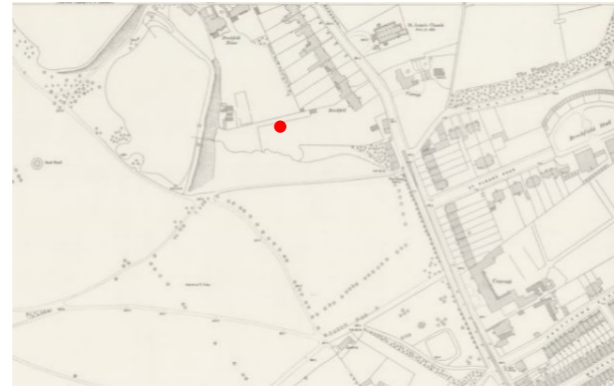
2018

Planning permission (2017/6297/P) was granted on 4 May 2018 for *'Reconfiguration of hardstanding and walkways in front of rear entrances to Blocks B and C on north-west elevation, including creation of recycling bins and cycle storage space within existing recessed area between both blocks.'*

2016

Planning permission (2016/1422/P) was granted on 5 July 2016 for *'Demolition of existing concrete and mesh screen balconies and replacement with new steel frame balconies with metal railing to height of 1.1m.'* at nos.9-24 Brookfield Mansions, which is one of the frontage blocks facing Highgate West Hill.

Planning permission (2016/2555/P) was granted on 1 July 2016 for *'Construction of an external cabin platform lift in the rear lightwell, including minor alterations in association.'*



Figures 5 & 6 (top left to right): The 1871 and the 1893-95 Ordnance Survey maps.

Figures 7 & 8 (middle left to right): The 1912 and 1937 Ordnance Survey maps.

Figure 9 (bottom): The 1962 Ordnance Survey map.

4 Historic development of the site and area

4.1 Whilst the site is included in the Highgate Village Conservation Area, it geographically forms part of the area known as Dartmouth Park, running south from Swains Lane to the Overground railway line running between Gospel Oak and Upper Holloway stations.

4.2 The Dartmouth Park area was historically open fields and meadows, situated between the settlements at Highgate and Kentish Town, as depicted on Roque's map of 1746.

4.3 During the late 18th century and into the first half of the 19th linear development began to emerge along Highgate Road, with a number of inns and public houses to serve the needs of travellers using one of the main roads north out of the capital. The local landowner Lord Dartmouth began to enclose areas of common land around Highgate during this period, which was then released for building, including Grove Terrace at its southern end which was constructed between 1777 and 1824.

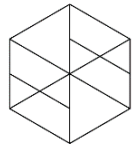
4.4 However, the area retained its largely rural character well into the 19th century and it was the arrival of the railway which precipitated more wholesale development, including Highgate Road Station on the Tottenham and Hampstead Joint Line.

4.5 The 1871 Ordnance Survey map shows development along the eastern side of Highgate Road and the western end of St Albans Road, consisting of a series of detached and semi-detached villas set on spacious plots with landscaped gardens. Further large properties lined the west side of Highgate West Hill. Situated to the rear of these frontage buildings was a substantial property known as 'Brookfield House', whose landscaped gardens spread south. A further large house, known simply as 'Brookfield', faced onto Highgate West Hill and had gardens and areas of orchard to the south and west.

4.6 The 1893-95 Ordnance Survey map shows the Brookfield Stud, built on open ground at the end of St Albans Road. This was a farm specialising in the breeding of old English breed horses, with an array of stable buildings arranged around a show ground which terminated St Albans Road, as well as a riding school. Smaller streets of terraced housing had also been added further south, running east from Highgate Road.

4.7 Brookfield Mansions was built on the site of 'Brookfield', in 1902. The 1912 Ordnance Survey map shows two blocks facing Highgate West Hill and a further east-west range situated on the open land behind them. The site has been altered little over time, with the only notable change being the addition of Mulberry Cottage to the rear of one of the frontage blocks during the 1920s/30s.

4.8 The area to the west of Highgate Road and Highgate West Hill had historically been an area of common land. It was purchased in 1888 by the Metropolitan Board of Works for use by the public and to halt pressure for its development for new housing. Parliament Hill Fields retains its green and open character as well as supporting a number of leisure facilities, including the tennis courts, athletic track and Lido.



Figures 10 & 11: One of the larger entrance void between the rear outriggers (left) and one of the narrower voids which provides light into the flats (right).

Significance of the site

4.9 The National Planning Policy Framework Annex 2 defines significance as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

4.10 Brookfield Mansions is one of a number of purpose-built mansion blocks on the site. This particular building consists of one long range, containing four blocks, each of which has eight flats. These are arranged around a centrally positioned staircase, with the main entrance within the front elevation, and a secondary entrance to the rear.

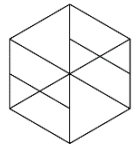
4.11 The front façade has a series of canted bays, rising from ground to 2nd floor level. These are positioned each side of the entrance doors into the blocks, and are paired to the central two blocks, with a singular bay to each of the end blocks. Between the bays are projecting bracketed balconies at 1st and 2nd floor level, with decorative cast iron railings. There are further terraces to the top of the canted bays, serving the 3rd floor flats.

4.12 The front elevation is constructed in red/plum brickwork with fine, gauged red brickwork window heads. There is subtle stone banding beneath the window cills and a string course defining each storey to the canted bays. The 3rd floor is faced in painted roughcast, with deep curved eaves. A series of gables, aligning with the canted bays beneath, enlivens the roofline, along with the tall brickwork chimneys which punctuate the front roof slope. Half timbering to the gables and the use of roughcast provides a subtle Domestic Revival character to the building. The windows are vertically proportioned, with painted timber sash windows and subdivided upper panes, adding a hint of Queen Anne revival to the façade.

4.13 Each end of the front façade has an octagonal bay which wraps around onto the flanks. This feature has a steeply pitched roof, creating visual interest and a strong architectural termination to the composition. The flank facades are of similar quality, detailing and architectural expression as the front elevation, with red/plum brickwork, red brick dressings and roughcast to the 2nd floor. A bay window creates articulation.

4.14 By contrast, the rear façade of the block is plainer, and constructed in a lower status combination of yellow brickwork with red dressings and banding. It has a symmetrical arrangement, with eight, deep and wide projecting wings. These create a void which aligns with the stair compartment of each block, where there is a secondary access at ground floor level. Facing into the space are windows serving the adjacent flats. A narrower void is formed between the pairs of outriggers to each block, and here there are only windows in the main rear façade of the building.

4.15 As one would expect from a secondary façade, there is less architectural decoration or embellishment, with simple punched window openings into the masonry and a more austere character. There is a strong sense of solidity to the rear, with the repetition of the substantial rear outriggers and visual interest at roof level in the form of repeated tall chimneystacks, with oversailing brickwork courses. The Highgate Village Conservation Area Appraisal notes on page 45 that “*A service road skirts the northern edge of the site, giving access to car parking and garages, and is overlooked by the surprisingly utilitarian brick rear elevations of the mansion blocks.*”



Figures 12 & 13: Examples of the ad hoc infill structures to the rear of the block.

4.16 The entrance voids at the rear of the building originally had concrete balconies serving each flat. These likely had traditional painted metal railings although these no longer survive. A winch system operated on the rear of the building, allowing large and heavy items such as furniture or coal to be hauled up the rear of the building. Over time these open balconies have been enclosed with metal mesh. Others have had timber boarding added to fully integrate them into the flats as internal space. This has often been done crudely, utilising a variety of different materials and window types. This creates a cluttered and discordant appearance to these parts of the building. The Council noted in their pre-application report in relation to the block and dated 21 December 2018, that *“The host building remains largely unaltered aside from a number of enclosed balcony areas to the rear lightwell areas, the majority of which do not appear to benefit from planning permission but are lawful due to the length of time they have been in situ.”*

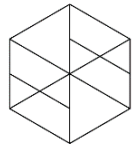
4.17 Brookfield Mansions has demonstrable historic interest, dating from the end of the 19th century and forming a distinct phase in the development of this part of Highgate/Dartmouth Park, replacing an earlier substantial villa and its gardens.

4.18 The block has a dramatic sense of scale, emphasised by the repetition of key features such as tall, canted bays, half-timber gables, projecting balconies and tall chimneystacks. The rear façade also has a strong rhythmic character. However, this is created by the repetition of the deep rear projections, tall chimney stacks and the overall profile and form of the rear facade, rather than architectural features or embellishment. At the rear, the balconies and infill structures now form part of the character of the voids between the rear projections and there is a more utilitarian, back of house character due to the predominance of parked cars, wheelie bins and stored items.

4.19 The front elevation is of high architectural significance, enriched with good quality detailing such as decorative ironwork to the balconies, roughcast and half timbering. The uniform use of high-status red and plum brickwork, alongside stone detailing, provides architectural coherence. The front façade also has architectural interest at roof level where the steep clay tiled roof slopes, tall chimneystacks and repeating gables provide articulation and visual interest.

4.20 This block has group value with the other stylistically similar blocks within the Brookfield Mansions complex. Their consistent appearance and the cumulative impact from the repetition of architectural forms and features, creates townscape interest and an interesting architectural contrast with the early 19th century stucco and yellow brickwork villas which climb up the west side of Highgate West Hill.

4.21 This particular block of Brookfield Mansions had a special relationship with the open land of Parliament Hill Fields to the south and west, with its east-west orientation meaning that it has no street frontage, forming a built edge to the open space and with its front elevation appearing in glimpse views above the trees.

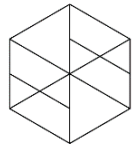


Contribution of Brookfield Mansions to the character and appearance of the Highgate Village Conservation Area

4.22 The Highgate Village Conservation Area Appraisal and Management Guidelines (2007) indicates that Brookfield Mansions makes a positive contribution to its character and appearance and this Appraisal concurs with that conclusion. The building is part of a good quality complex of purpose-built Edwardian mansion blocks and reflects common architectural trends of the period, including a blend of the Domestic Revival and Queen Anne revival styles. It utilises high quality materials and detailing.

4.23 Brookfield Mansions reflects the trend for purpose-built mansion blocks during the late 19th century and first quarter of the 20 century, in inner and suburban London, often on the site of pre-existing substantial houses. This was the case here where the Brookfield Mansions complex was built on the site of a detached early 19th century villa and its extensive grounds, a common pattern on the slopes to the south of Highgate Village during the 20th century.

4.24 Brookfield Mansions is situated at the southern tip of the Highgate Village Conservation Area and thus form a rather peripheral element in its essential character. However, it reflects the incremental development of the area from the 18th century onwards and is part of its heterogeneous and varied character, where buildings of different age, typology and architectural character sit comfortably besides one another. It provides an interesting contrast with the streamlined Moderne character of West Hill Court, a purpose built inter war block of flats, which sits to the north.



5 The Proposals

5.1 This section will set out the proposals for the site and will consider their impact upon the host building and its setting. The impact of the proposals upon surrounding designated and non-designated heritage assets will also be considered. This section will go on to assess the proposals in relation to the relevant statutory, national, regional and local heritage policy framework.

5.2 The proposals are for an infill structure between each of the four pairs of outriggers to the rear of the building. These will contain a lift, accessed from ground floor level and serving all the upper floors. The building currently has no lift, and the intention is to improve access for occupants and visitors. This would include those with young children and buggies, those with mobility issues, wheelchair users and to assist with transporting large or heavy items to the upper floors of the building.

5.3 The main entrance to the lift will be at ground floor level. There will be a new opening through the rear wall of the building to connect with the adjacent main entrance hall and staircase for each block. There will also be an external access into the lift. At each floor level a lift lobby will be required adjacent to the lift, providing a safe waiting and circulation space without impeding the front doors into each of the flats from the main staircase landings.

5.4 The lift and waiting area will be connected to the original main staircase. This ensures that vertical circulation is grouped together within each block, preserving its historic integrity. Mansion blocks built in a slightly later period than Brookfield Mansions were often originally constructed with lifts, and thus the addition of one here is consistent with the building's typology.

5.5 Flanking the lift and its associated lobby at every floor level will be small additions to each of the flats. These will occupy broadly the same position as the existing open balconies and ad hoc enclosed structures which can be found within each of the voids to the rear of the building. The only exception to this is at ground floor level between two of the blocks where there will be no infill on one side. The infill structure above ground floor level will be the same to each block.

5.6 The proposed infill structure will be set back considerably from the rear building line of each pair of outriggers. This will ensure that the void between them remains a well-defined and expressed feature of the rear façade and that the building's original form and profile is legible. The infill structure will have a small lift over run above it, which will be articulated as a chimney, with decorative brickwork to match the flanking original chimneys. This will be topped with a low-profile roof light. Overall, the lift structure will be lower than the original chimney stacks on the building, ensuring it appears visually subordinate.

5.7 The proposed infill will be faced in brickwork. This will complement the original architectural character of the building, whilst sitting comfortably within its hierarchy, being of lesser status than the red and plum brickwork of the front elevation. The choice of materials will help the infill to read as a natural evolution of the stair compartment and vertical core of each block, with the addition of a lift and improvements to access in order to reflect modern requirements. Horizontal brickwork banding will reference the architectural rhythm of the original cantilevered balconies in the new infill structure. Vertically proportioned windows will be included to each of the extended areas for the flats, reflecting the shape of the original sash windows on the rear elevation. The lift element of the infill will be expressed by standing slightly forward of the flanking infill sections.



Figure 14: An oblique view looking east along the service road to the rear of the block.

5.8 The proposed infill additions to each flat would significantly improve upon the current ad hoc arrangement of balconies and enclosures within each of the voids. These have been added to and altered over time, often crudely, resulting in an array of different styles, materiality and fenestration. Together, this detracts from the uniformity of the building and its strong repetitious pattern of form and features, creating a cluttered and low-grade appearance. The proposals provide the opportunity to demonstrably improve the appearance of the rear façade of the building and reintroduce a sense of architectural coherence and uniformity, with the same treatment and design to each of the voids.

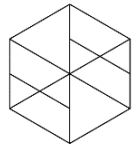
5.9 Views of the rear of the building from within the site are limited due to the proximity of the rear boundary. This only allows for oblique sightlines along the rear service road, directly adjacent to the rear façade. From here the setback position of the proposed infill structures means that they would not be generally visible, except in very close-range views. This would preserve the strong pattern of development to the rear of the building and the visual primacy of the brickwork paired outriggers.

5.10 The proposals would have no impact upon the high significance front and flank facades of the building. Thus, there would be no harm to the character of the building in wider vantage points from Parliament Hill Fields to the south and west. The dense tree cover to the north and NW on Parliament Hill Fields would screen any views of the rear façade or the proposed infill structures. From Millfield Lane, vegetation and the position of West Hill Court would interrupt any sightlines towards the rear of Brookfield Mansions.

5.11 Taking account of the above, the proposals are not considered to cause any harm to the character and appearance of the Highgate Village Conservation Area. The works are tucked to the rear of the building and setback from the building line of the rear outriggers. From within the conservation area, views of the upper storeys of the building are possible from West Hill Court to the north. However, from here the setback position of the infill structures and their sympathetic design and materiality will ensure that they appear as recessive features. From these vantage points, the primacy of the original form and profile of the rear façade would remain, and its intrinsic character would be preserved. No harm would be caused to the landscape setting of West Hill Court as the closest range views toward Brookfield Mansions are from the low-grade lock up garage and parking areas within the southern part of the site.

5.12 It is worth noting that planning permission was granted in 2016 for works to the rear of the two frontage blocks within the Brookfield Mansions complex. This included replacement balcony structures to each floor level within the rear voids. In granting permission, the Council noted that *"The proposal would have no detrimental impact upon the character and appearance of the conservation area."* This permission introduces relevant precedent for the formalisation and rationalisation of structures within the spaces between the rear outriggers.

5.13 Furthermore, planning permission (2023/1760/P) and listed building consent (2023/2307/L) were granted at appeal on 30 August 2024 (APP/X5210/W/24/3341108 & APP/X5210/Y/24/3338859) for an external lift at nos.61-63 Cartwright Gardens, which has relevance to these proposals. There the Inspector noted that improving the accessibility of the building *"would be a public benefit"*, and not just for those with mobility issues, but for all users of the building, applying *"a high proportion of weight to this."* In allowing the appeal she concluded that *"Overall, I find that whilst there would be some harm arising to the listed building as a consequence of the lift being located in this location, the public benefits that would be accrued would be sufficient to outweigh the less than substantial harm to the significance of the listed building and provide clear and convincing justification for the proposal."* In this case, if any limited harm is found from the proposals, then this too would be outweighed the demonstrable public benefits of improving access to the building for all users, in a sympathetic and well-designed manner.



Impact on the setting of surrounding statutorily listed buildings

5.14 The listed buildings along Highgate West Hill have their high significance elevations facing away from the application site and towards the road. Given the distance between the application site and the statutorily listed buildings, as well as the lack of inter-visibility due to intervening mature tree cover, the proposals are not considered to cause harm to their setting.

Assessment of the proposals against the relevant policy framework

Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

5.15 This appraisal has shown that the proposals will be appropriately designed and respectful to the form, scale, character and materiality of the host building and its setting. They are considered to strike an appropriate balance between the need to improve access into the building and its intrinsic form and character. The associated additions to the adjacent flats will rationalise the currently ad hoc and rather dilapidated series of open and enclosed balconies within the rear voids, enhancing the appearance of the building. The high significance front and flank elevations will not be affected, and the proposals will be tucked discreetly to the rear of the building. Thus, the character and appearance of the Highgate Village Conservation Area will be preserved.

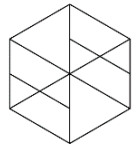
5.16 The proposals will preserve the setting of surrounding listed buildings, in compliance with s.66 of the 1990 Act.

National Planning Policy Framework 2023

5.17 This Heritage Appraisal has identified the significance of any affected designated and non-designated heritage assets and assessed the impact of the proposals in relation to this. The proposed works will conserve the significance of the host building and its contribution to the surrounding Highgate Village Conservation Area. There will be no harm to the setting of any surrounding statutorily listed building. The works will be contextual and will reinforce local distinctiveness in their reflection of the form, materiality and detailing of the building, ensuring that the proposed infill structure sits comfortably as part of the architectural hierarchy of the building. Consequently, the proposals are considered to comply with the relevant sections of the NPPF.

5.18 It is not considered that the proposals cause any harm to the character and appearance of the Highgate Village Conservation Area and therefore paragraph 208 is not invoked. However, should any harm be identified, this is outweighed by the public benefits which flow from the proposals:

- The proposed lift will significantly improve access into and within the building for all its occupants and visitors. This affects a wide spectrum of people, of all age groups.
- The proposals will enhance the appearance of the rear of the building through the replacement of the ad hoc open and enclosed balconies which are currently a negative feature.



The London Plan 2021

5.19 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that the significance of heritage assets should be conserved through sympathetic development. Enhancement opportunities should be identified early in the design process. The proposals will cause no harm to the host building, its setting or the wider conservation area. The appearance of the voids to the rear of the building will be enhanced through a coherent architectural approach, which would replace the current ad hoc arrangement of open balconies and crude enclosures. Thus, the proposals are considered to comply with policy HC1.

The London Borough of Camden Local Plan 2017

5.20 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

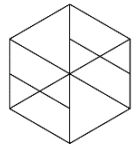
5.21 In line with Policy D1, the proposals will be of high quality and have been sensitively conceived so that they respect the host building and its context. In accordance with Policy D2, the proposed infill structure will extend the building in an area of lower significance and with respect for its intrinsic character and form. The setback building line of the infill will preserve the series of voids along the building and its indented profile. The careful use of materials and detailing to reference key features such as the chimneystacks on the rear façade and the vertical proportions of the original sash windows will ensure that the proposed infill extension sits comfortably in relation to the host building. Thus, the character and appearance of the Highgate Village Conservation Area and the setting of any surrounding listed buildings will be preserved.

Highgate Village Conservation Area Appraisal & Management Guidelines 2007

5.22 The proposals will comply with the guidance contained within the Conservation Area Appraisal & Management Guidelines. The proposed infill structures will be of high-quality design and will preserve the host building and the character and appearance of the conservation area. With regard to rear extensions, the original pattern of deep projecting outriggers will be maintained and will not be undermined or diminished in any way.

CPG Design (2021)

5.23 The proposals are in accordance with the relevant sections of this guidance. They respond positively and sensitively to the host building and its surrounding context and will integrate well, given its form and pattern of development. The scale of the infill reflects its functionality and practical requirements and remains below the height of the original chimneystacks on the rear of the building. The use of brickwork has been chosen to complement the character of the host building, whilst the smaller windows, with a simple glazing pattern, assist with its appearance as an ancillary and subservient addition.



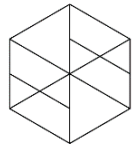
6 Conclusion

6.1 This application is for the incorporation of a lift to the rear of each of the blocks within this section of Brookfield Mansions. Small infill extensions will be incorporated to either side of the proposed lift.

6.2 The void between the outriggers originally had simple projecting balconies, however these have been adapted and enclosed over time, creating a cluttered and untidy appearance within each space. This contrasts unfavourably with the otherwise uniform and repetitive architectural appearance of the block. The proposals will introduce a new sense of visual coherence to each space, with a complementary brickwork appearance which reads as a natural evolution of the vertical circulation space within each block. Brickwork detailing, vertically proportioned sash windows and references to the original chimneystacks will ensure that the proposed infill is responsive to the style of the host building. The replacement of the existing ad hoc selection of balconies will reintroduce a sense of consistency to the rear of the block and reinforce its intrinsic architectural character. The proposals will demonstrably enhance the appearance of the building.

6.3 The proposals are tucked to the rear of the blocks and well setback from the rear building line. Due to tight oblique sightlines from within the site and limited views from outside it, the proposals will have no harmful appearance upon the high significance front façade of the block, or the character and appearance of the wider Highgate Village Conservation Area.

6.4 The proposals comply with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are also in accordance with the National Planning Policy Framework 2023, the London Plan 2021 and the London Borough of Camden's Local Plan 2017. Consideration has also been given to the guidance within Camden Planning Guidance Design (2021) and the Highgate Village Conservation Area Appraisal & Management Guidelines (2007).



Appendix A

Relevant Policy Context

National Planning Policy & Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The National Planning Policy Framework 2023

A3 The revised National Planning Policy Framework 2023 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 200

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 203

In determining planning applications, local planning authorities should take account of:

- 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 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208

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

The London Plan

A4 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth.

Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy D1 London’s form, character and capacity for growth indicates that in defining an area’s character to understand its capacity for growth, its historic evolution and heritage assets should be taken into account.

Local Planning Policy

The London Borough of Camden Local Plan 2017

A5 Camden’s Local Plan was adopted on 3 July 2017. The relevant parts of the policies have been cited below.

Policy D1 – Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;*
- e. comprises details and materials that are of high quality and complement the local character;*

Policy D2 – Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Camden Planning Guidance - Design (January 2021)

A6 This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.10

- Development should respond positively and sensitively to the existing context
- Development should integrate well with the existing character of a place, building and its surroundings

Paragraph 2.11

Good design should respond appropriately to the existing context by:

- ensuring the scale of the proposal overall integrates well with the surrounding area
- carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area
- positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.

Paragraph 2.14

Materials should form an integral part of the design process and should:

- Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area.
- Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the

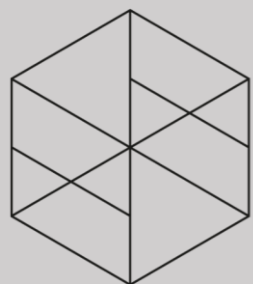
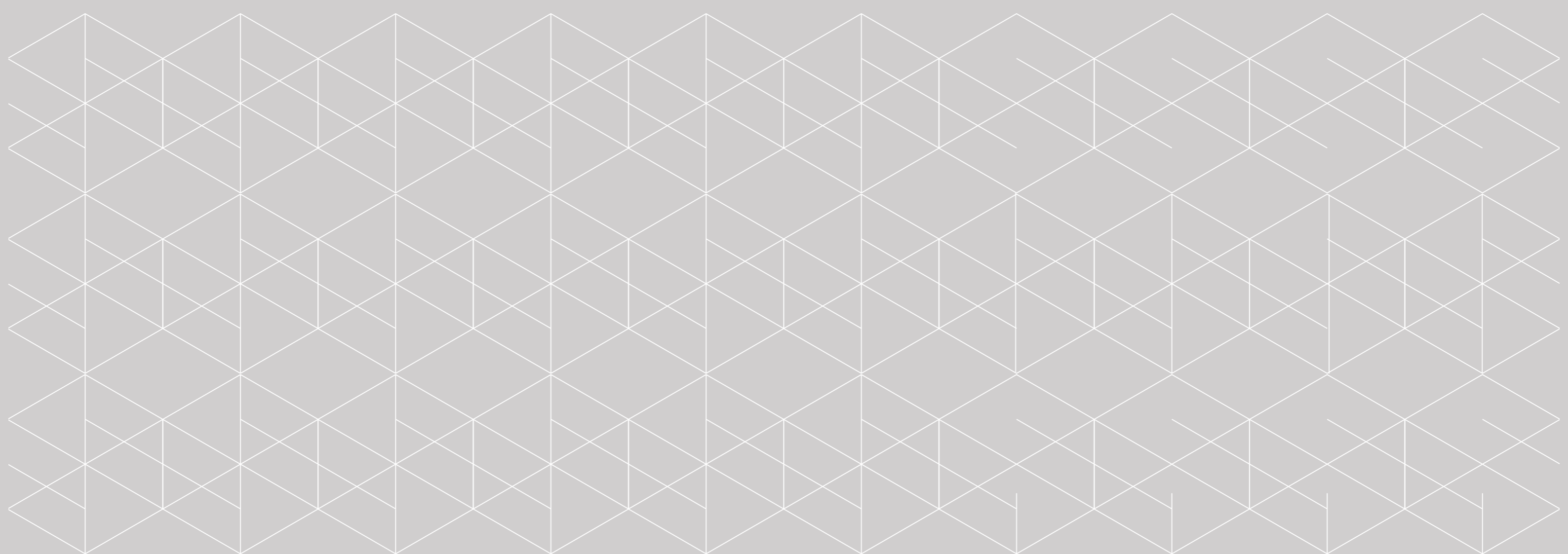
Highgate Village Conservation Area Appraisal and Management Strategy 2007

A7 This document has a series of guidelines relating to new development within the conservation area as part of its Management Strategy.

High quality design and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage and extensions which can harm the character and appearance of the area to an extent belied by their individual scale. All new development will be expected to respect, complement and enhance the special character and appearance of Highgate CA.

Rear Extensions

Within the Highgate Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.



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