

1. Introduction

This Statement accompanies the application for a Full Planning Application to the consented scheme for the renovation of and the extension to the property at 147 Highgate Road reference 2023/1885/P dated 2023.

The Planning Application relate to the alteration of the consented scheme as discussed with the Enforcement officer Ramesh Depala in late January 2025.

The application relates to the alterations to the front elevation as a rebuilt brick wall, slight repositioning of the windows on the upper floors in the front elevation, removal of the brick detailing from the consented scheme, updating of the shop front on the ground floor and window colours to the upper floors of the front elevation.



Existing elevation of no. 147 Highgate Road

This document outlines the design principles, considerations, and processes behind the non-material amendments, ensuring the changes fit harmoniously into the existing context while maintaining the integrity of the main building and local street scape.

The site is a two-storey building, comprising a retail unit at the ground floor level and an unused residential unit above. It is situated within the Dartmouth Park Conservation Area (OLD_147 Highgate Road De...).

2. Local Area

2.1 Location and Context

Highgate Road is part of a designated shopping frontage area within the neighbourhood centre. The area features a blend of residential and commercial properties, contributing to its vibrant character. Nos. 143, 145, and 147 are early 19th-century structures with distinct alterations, forming a cohesive unit. The surrounding buildings, constructed in 1877, feature a harmonious scale and a combination of brick and stone materials.



No. 147 in its original form before recent developments, shown in context of the wider terrace

2.2 Conservation Area

Being within the Dartmouth Park Conservation Area, the development must respect the historical significance of the area while contributing to its commercial vibrancy. The preservation of architectural elements is crucial to maintaining the area's character(OLD_147 Highgate Road De...).



Highgate Road and Mortimer Terrace corner looking North-west – no. 147 Highgate Road shown in original form (2 storey white building mid terrace) before recent developments

3. The Existing Property

Nos. 143, 145, and 147 are historic structures from the early 19th century, forming a cohesive unit but showcasing distinct alterations. They are part of a small shopping parade situated on the corner of Wesleyan Place, while the remaining buildings in the vicinity were constructed in 1877.

The ensemble exhibits a harmonious scale, a variety of roof designs, and a combination of materials, predominantly featuring brick and stone, complemented by timber window joinery.

Nos. 149 - 157 are in harmony with the group, featuring pitched roofs and stone lintels for the windows.

The alteration and extension to 147 Highgate Road can be seen to repair the urban fabric and complete the local street scene with a building which looks like it has always been there.



Existing elevation and context

4. Planning History

Previous Planning Applications:

- **2025 – March:** Planning application for the extension of the top floor of the building to create a traditional mansard roof with living accommodation, new dormer windows and updated internal configuration tot eh second floor.
 - **2023/1885/P:** Erection of one additional storey and a rear extension at first floor level, as an extension to the existing first floor flat.
 - **2021/3725/P:** Erection of a first-floor rear extension and replacement shopfront, formation of a flat roof, and alterations to first-floor windows. Granted 21-03-2022.
 - **9200034:** Change of use of ground floor to hot-food take-away. Granted 04-06-1992.
 - **E11/14/D/28540:** Erection of a two-storey extension at the rear for shop extension and residential use. Permission granted 11-07-1979.
 - **E11/14/D/20826:** Installation of a new shopfront. Permission granted 30-06-1975(OLD_147 Hihgate Road De...).
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5. Response to Enforcement Officers Advice

The Enforcement Team contacted the owner of the property on 13th January 2025 to discuss a possible alteration to the planning consented scheme.

The alleged breach was that the building had been totally demolished. The building had not been totally demolished but the front elevation was taken down as the quality brickwork was poor and needed to be replaced.

The rebuilding of the front elevation has safeguarded the longevity of the building and made the elevation safe and structurally stable whereas the original one was not.

The rebuilding of the front elevation has allowed the windows to be positioned in a better relationship to the street elevation and relationship to the adjacent buildings to the South along Highgate Road.

These windows also have a better relationship with the internal spaces of the living accommodation, having higher window sills and sitting better in the relation to the rooms inside.



The brick detail (painted yellow band) of the original façade at 147 Highgate Road was out of place within local street setting.

The new brick wall and introduction of the 2nd floor windows has meant that the brick detail originally intended does not work so well and would be difficult to achieve. The detail was also out of place within the local street setting as no other building along the street has this brick detail.

These alterations were acknowledged by Mr Ramesh Dopala of the enforcement team in late January 2025 as issues which shall be assessed by the conservation officer.

6. Proposal

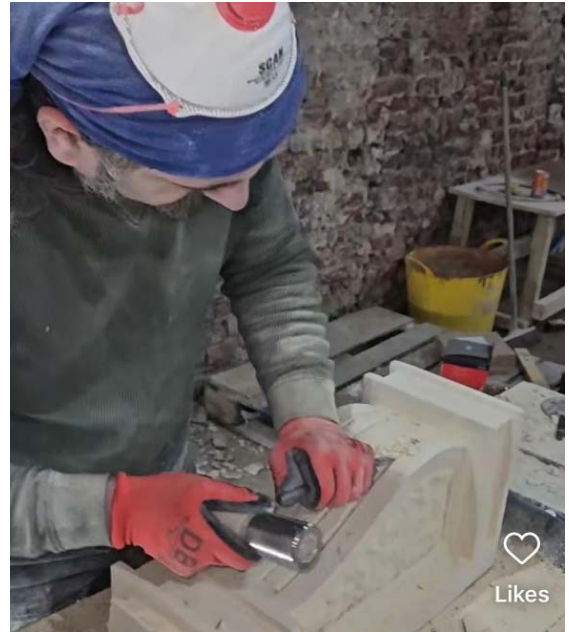
Following on from the discussions with the enforcement team, the following amendments have been made;

- Rebuild the front façade in its entirety
- Reposition the four new windows to the first and second floors
- Not include the proposed brick detail to the parapet but build a traditional flat wall
- Include the detailed traditional timber shopfront and detailing to be made in solid hard timber. Doors are in same position as existing.
- To amend the colour for the windows the upper floors of the front elevation to be deep green colour instead of white.

The brickwork the front elevation is traditional London Stock brick with flush pointing together with traditional fanned arch brick detailing above windows and stone sills. The windows are traditional sash windows painted dark green.



Proposed elevation and context



new stone corbel detail to the shop front at no. 147, which is hand carved by a stone masonry craftsman.

The top of the parapet wall has a stone coping stone and is slightly higher than the neighbour's parapet wall due to the slope of the ground at street level. There are no hoppers or down pipes on the front elevation

These last two points are the same as the consented front.

The shop front includes the door to the flats above and traditional timber shop front window and side glazed door similar to the shop front at the adjacent buildings along Highgate Road.

The detailing to the two side pilasters on the ground floor shop front elevation at the boundary to the properties on each side is detailed to match the style and design in each case. These are traditional shop front detailing with scrolls and individual motifs. The detail can be seen in most of the original shopfront along Highgate Road.

The colour of the shop front will be the same yellow as the shops on the South side of the application site and the lead detailing along the top of the shop front façade will be similar as well.

14. Conclusion

The proposed amendments to the facade at 147 Highgate Road will help preserve and maintain the integrity of the building and active street front for continued and sustainable use.

The alterations to the brick façade will have no negative effect or impact on the street and the renovation of the building will provide a complete and integrated street frontage with active commercial use at the ground floor.

The introduction of and possible reinstatement of traditional details to the shop front will preserve and enhance the local street and bring restoration to the local neighbourhood.

Appendices

- Site Plans and Elevations
- Photographs of the as built elevations
- Shop Front elevation and details