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| Delegated Report | | Analysis sheet | | Expiry Date: | | 08/04/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 02/04/2010 | |
| Officer | | | | Application Number(s) | | | |
| Amanda Peck | | | | 2010/0018/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 25-27 Highgate High Street London N6 5JT | | | | Refer to draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Internal alterations to existing upper floor maisonette, internal alteration to ground floor rear lobby area in association with ground floor retail use, refurbishment of existing windows, installation of roof lights and installation of new windows on rear elevation at ground and first floor. | | | | | | | |
| Recommendation(s): | | Grant listed building consent | | | | | |
| Application Type: | | Listed Building Consent | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 06 | No. of responses | 04 | No. of objections | 04 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Comments received from 29, 31, 31A Highgate High St and 32 Merton Lane: <ul style="list-style-type: none"> • A listed building is too old and fragile for this type of project, worried that the work will compromise the structural integrity of the entire terrace; • Concerns about another property increasing demand for parking in a congested area; • Self contained basement flat would damage the character of the courtyard area and the listed building; • Problems in the courtyard area with residential and commercial refuse that would be exacerbated with another residential unit. Buildings in courtyard are already close together and another unit would become unacceptably overcrowded; • Inferior quality of accommodation provided in basement flat; • Conversion of and excavation of basements for s/c accommodation should be resisted; • Impact of construction work on adjacent properties; • Changes to the upper floors and consolidations are relatively unobjectionable. OFFICER NOTE: The consultation comments are largely regarding the creation of a self contained basement flat that has now been deleted from | | | | | |

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| | the proposal and the associated planning application has been withdrawn. The only outstanding comment is therefore regarding the impact of construction work on adjacent properties. |
| CAAC/Local groups* comments: *Please Specify | <p><u>English Heritage</u> 15 March 2010 – The present proposals are not considered to have an affect on any significant archaeological remains. Therefore advise that any requirement for pre or post determination archaeological assessment/evaluation of this site could be waived.</p> <p><u>Highgate CAAC</u> 16 March 2010 – Neighbours voices should be taken into account.</p> <p><u>Highgate Society</u> 23 March 2010 –</p> <ul style="list-style-type: none"> • Opposes the proposed habitable accommodation at basement level included as part of these applications as it considers that the natural lighting of the space will be insufficient, being solely by means of a lightwell enclosed in a small backyard. The accommodation proposed will be substandard and therefore is not acceptable. • A method statement should accompany these applications as the space for construction works at this point on Highgate High Street is severely limited and standing vehicles or waste containers will cause both unacceptable obstruction and potential hazard to the public. <p>OFFICER NOTE: The creation of a self contained basement flat has now been deleted from the proposal and the associated planning application has been withdrawn. The only outstanding comment is therefore regarding construction works method statement.</p> |

Site Description

This is a Grade II listed building on the south side of Highgate High Street within the Highgate Village Conservation Area. The site is within a protected neighbourhood centre. The ground floor units are in retail use and the upper floors are one vacant residential unit. There is an adjacent access way leading to a rear courtyard. The residential unit is accessed via the access way, there are two existing entrances to the upper floors; one from the access way and one from the rear garden and a ground floor rear lobby room. The basement storage area is also accessed from this ground floor rear lobby room and it appears that this is ancillary to the residential use. It is likely that the residential accommodation was originally constructed as two units.

Relevant History

- No relevant planning history
- Informal enforcement investigation, 20 Oct 2009 - removal of internal features in the property (En09/0914)

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – amenity for occupiers and neighbours

B6 – listed buildings

B7 – conservation areas

Highgate Village Conservation Area Statement

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration: CS1, CS5, CS14, DP25, DP26.

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Amendment

- Work has already commenced on site and a number of chimney breasts have been removed and were not intended to be replaced. The proposal included the removal of one staircase and the relocation of existing studwork and spine walls. The work now includes the reinstatement of the chimney breasts, the retention of the staircase and the retention of the existing studwork and spine walls.

- There was an associated planning application for the self containment of the basement and the creation of an additional residential unit. This has now been withdrawn and it is proposed that the basement area is used as an ancillary storage unit for one of the retail units.

Proposal

General

- Replacement of ceilings that have been removed with plaster board and skim coat plaster;
- Replacement of cornices with new cornice to match the profile of the removed cornices;
- Use existing floor joists to level the floors where necessary;
- Replacement of gutters and down pipes in materials to match existing

Ground floor

- Provision of a new kitchen and bathroom for one of the existing retail units in the existing rear room that served as large hallway/storage room for the residential unit on the upper floor.
- A new door opening is required to link the retail unit to the new kitchen and bathroom;

First floor

- Internal changes to the closet wing to create an additional wc;
- Removal of 3 small windows and their replacement with a larger window to the rear elevation of the closet wing;
- Removal of two roof lights on the roof of the closet wing and their replacement with three conservation type roof lights;

Second floor

- New internal partition within one room at the front to create two bathrooms and an associated new door opening;
- New internal partition within one room at the rear to create a dressing room and en suite bathroom;
- Relocation of door opening into one room at the rear and creation of a larger cupboard adjacent to the existing door;

Roof

- Installation of a roof light to the rear roof slope on the main building directly above the staircase.

Garden

- Demolition of a rear garden structure adjacent to the boundary with 23 Highgate High Street.

Windows

- Refurbish all windows to the front elevation and on the main building to the rear elevation.
- Removal of existing aluminium internal secondary glazing.
- Replacement of existing rear ground floor window with new soft wood sash window.

Impact on listed building

The works are considered to be acceptable and will not affect the character or historic interest of the listed building. In order to ensure that the work is done in a scholarly manner using the appropriate materials, a condition is to be attached which seeks a schedule of works to be submitted.

Works have commenced without the benefit of Listed Building Consent, including the removal of chimney breasts, and this has been subject to an informal enforcement investigation. Unless the reinstatement works are carried out within three months there is an issue that the existing removal works do have an impact on the listed building and an informative will therefore be attached informing the applicant that if the works do not commence within 3 months then enforcement action may be taken.

Amenity for residents

Comments were received regarding the impact of construction works on adjoining properties and on the road network. Given the works are now only internal refurbishment and do not include basement excavation the construction works are not considered to be significant enough to impact on adjoining residents. Because of the location of the site adjacent to an existing access road from Highgate High Street it is unlikely that there will be any impact on Highgate High Street from construction vehicles. An informative is to be attached regarding acceptable hours of work for construction.

Planning issues

The existing ground floor rear lobby room will largely be changed from a room associated with the residential use to two rooms ancillary to the retail use, as will the basement storage area. There are also changes proposed to the rear fenestration with the installation of a new door and window at ground floor level, the addition of one rooflight and changes to the window pattern to the closet wing. These works require planning permission and an informative to this effect will be added.

Recommendation

It is recommended that Listed Building Consent is granted.

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