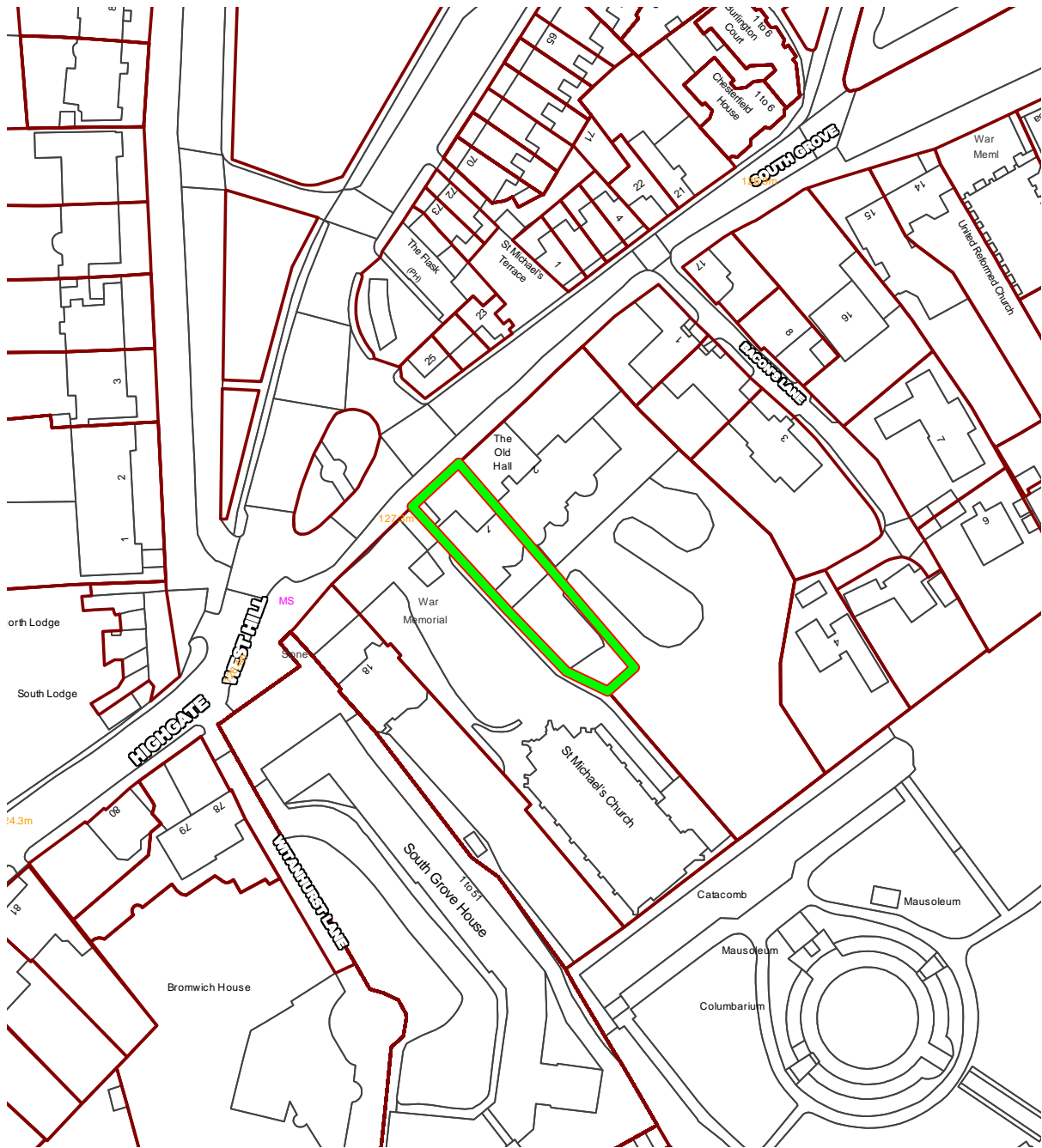


No 1 The Old Hall, South Grove

2017/3709/L



Photographs of No. 1 The Old Hall roof



Two photos of the roof of No. 1 The Old Hall before the recent work was carried out



The roof to No. 1 The Old Hall before the recent work was carried out



The unauthorised ridge fixings



The roof with the recent installation of Del Carmen natural slate and roof clip fixings



Newly laid natural Del Carmine slate tiles and on the right 4 ridge tiles re-laid in tinted mortar.

Delegated Report		Analysis sheet	Expiry Date:	12/09/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	17/08/2017
Officer			Application Number(s)	
Antonia Powell			2017/3709/L	
Application Address			Drawing Numbers	
1 The Old Hall South Grove London N6 6BP			Please refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Repairs to roof including installation of new reclaimed slates and ridge tiles and various alterations to the garden including installation of a garden store and fence trellis.				
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	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>2 comments from 2 neighbours at The Old Hall South Grove-</p> <p><i>Very concerned about the appearance of the new roof and particularly the ridge, the treatment of which is very much at odds with the character of the Listed Building...</i></p> <p><i>The roof ridge tiles, although reclaimed, are held in place by an odd looking modern system which is quite ugly and inappropriate for a listed building.</i></p> <p>Please see 4. Assessment section below for officer's response</p>					
CAAC/Local groups* comments: *Please Specify	<p>The <u>Highgate Society</u> have objected:</p> <p><i>Having evaluated the newly completed roof at this address, the Society finds that it has not been satisfactorily executed, given the building's Grade II* Listed status. The reclaimed ridge tiles, as pointed out by those concerned in adjacent properties, appear poorly set, with large gaps between and affixed at a discernible distance above the actual roof slates - the juncture between the hips and the ridge point is particularly awkward, as is the manner in which the slopes are terminated at eaves/guttering level. This, combined with the completely uniform size and colour of the new Del Carmen slates, creates an inelegant and incongruous configuration which is inappropriate to a statutorily designated heritage asset.</i></p> <p>A further letter from the Highgate Society confirmed their objections and commented:</p> <p><i>Following inspection of the re-laid ridge tiles at 1 The Old Hall, I can confirm that the Highgate Society remains unhappy with the appearance and execution of this work. The interstices are visibly open and irregular, and the ridge itself is clearly uneven – not as might appear through age and wear, but rather through inappropriate handling and inferior finishing. In addition, and notwithstanding what was previously extant, a rounded profile is more appropriate for use in the Conservation Area, particularly if the stated aim of the work is to “better match the surrounding properties ... and the adjacent Listed main hall.” We therefore cannot endorse the recommendation for retrospective approval of the restored roof at 1 The Old Hall, Highgate, N6 6PB.</i></p> <p>The <u>Highgate Conservation Area Advisory Committee</u> support the Highgate Society's objection, stating:</p> <p><i>It is clear that the roof repairs to this listed building have not been done to the appropriate standard and must be re-done to prevent damage to a listed heritage asset.</i></p>					

Please see 4. Assessment section below for officer's response

Historic England responded with a letter of flexible authorisation dated 4th October signed and stamped on behalf of the Secretary of State.

Site Description

Listed Grade II* detached house with later extensions; now flats. It comprises a Main block, c1694 with later re-fronting and some rebuilding late C20; a north-east wing, C16 range of former Arundel House, much altered and re-fronted later C18; and a south-west extension, mid C19 addition now forming No.1 South Grove. The latter is the portion of the building to which the current application relates.

The Old Hall is one of the oldest and the largest houses in Highgate and is set within the Highgate Conservation Area.

Relevant History

The application is the result of an enforcement complaint, EN17/0446 which was concerned with the clip fixings to the ridge tiles and the uniform appearance of the new slates.

The Enforcement Officer has confirmed that in this instance Planning Permission is not required for these works. A blackened timber panel to have been fixed to the garden wall was removed from the scheme as this was considered development and would have required planning permission.

This application covers the listed building proposals.

Relevant policies

NPPF paragraphs 132, 134 and 135

London Plan March 2016

Camden Local Plan 2017

D1 Design

D2 Heritage

Camden Planning Guidance 2011/2015

CPG 1 (Design)

Highgate Conservation Area Statement

Assessment

1. Proposal

1.1 Listed building consent is sought in retrospect for the re roofing of the 19th century wing of the Grade II* The Old Hall, as well as the proposed installation of a low level timber clad garden store and enclosed outdoor kitchen, the renewing of an area of York paving and steps with like-for-like reclaimed and cleaned stone paving, the addition of 1.8 m high timber trellising to the garden wall to the north side adjacent to The Old Hall, garden lighting and drainage details.

1.2 The application is the result of an enforcement complaint, EN17/0446 which was concerned with the clip fixings to the ridge tiles and the uniform appearance of the new slates.

1.3 The replacement roofing, which was installed in the last six months, is in Del Carmen grey back natural slate with reused grey terracotta ridge tiles fixed with mechanical clips, which stand proud of the ridge line.

2. Roof prior to works

2.1 From the photographs it appears the previous roof was a varied mix of natural slates, some purple Welsh slate and some grey back with a grey terracotta ridge. The photographs of the front and side pitches show the slates were laid in regular courses. Generally the roof was in poor condition with repairs in evidence.

3. Revisions

3.1 The proposed mechanical ridge fixing clips have been revised during the course of the application and the ridge tiles are now to be set in mortar. This is considered to reduce the unsightly and inappropriate appearance.

3.2 The scheme also included a statement panel of blackened timber to be attached to the rear garden wall on the south side. This element has been removed from the proposals.

4. Assessment

Roofing works

4.1 The enforcement complaint was concerned with the use of the uniform Del Carmen Spanish slate and the use of a non-traditional and visually inappropriate clip fixing for the ridge tiles. The clips were considered harmful to the appearance of the listed building.

4.2 Del Carmen Spanish slate is a natural blue/black evenly coloured hand split product. Welsh slate usually a mauve or blue colour. Both types of slate are high quality natural, hand riven products appropriate for use on listed buildings.

4.3 On site it has been confirmed that the new slate courses are laid in a repetitive and uniform pattern. This appears to be in line with the photographs of the roof prior to these recent unauthorised works.

4.4 The salvaged grey ridge tiles have been reused or matched. Traditionally ridges to slate roofs were fixed with lengths of slate or lead or in some cases red terracotta rounded tiles. The reuse of the grey ridge tiles is considered to match the roof and not look out of place.

4.5 In response to the objections and to officers' concerns, a sample length of ridge tile has been relaid on site. The unsightly and visually harmful clip fixings, which had been fitted, have been replaced with the ridge tiles bedded in a traditional mortar mix. (Please see photographs). The ridge tile sample has been relaid with care to ensure no awkward junctions or gaps occur. The appearance of the roof is now considered acceptable with the use of traditional materials and an appropriate method of fixing ridge tiles to listed buildings. The visual harm caused by the clips has been removed. The appearance of the newly laid natural slate is crisp and ordered. The roof lacks the softened

appearance of age. However it is considered that the appearance will become more sympathetic to the adjacent historic fabric in due course as it tones down with exposure to weather.

Garden works

4.6 The proposals for the rear garden include the construction of a timber storage unit to include an integral outdoor kitchen, along with timber trellis, lighting and drainage.

4.7 The garden store and integral kitchen are low level and enclosed within a timber clad rectangular box. The kitchen element will only be visible from limited views from No. 1 The Old Hall and only when in use. The unit is understood to be freestanding and not fixed to the wall or ground.

4.8 The fence to the northern garden wall, adjacent to The Old Hall, is considered to be in line with traditional garden fencing and as such would not detract from the character or appearance of the listed building or its setting. It is below 2m high and thus considered as permitted development not requiring planning permission.

4.9 The repaving with York stone and an area of granite stone is comparable to what existed; however the stone is cleaned. It is considered that the stone will weather in due course and the bright appearance will soften with a more appropriate patina.

5. Conclusion

5.1 The proposals to the garden are considered to be uncontentious and have not been commented on by the objectors. The roofing works as revised on site are considered acceptable and do not harm this heritage asset as a listed building.

5.2 For the reasons set out above, the proposals are considered to accord with Local Plan policies D1 and D2 and paragraphs 132, 134 and 135 of the NPPF.

5.3 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

6. Recommendation

grant Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th October 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Studio Mackereth
7b St Pancras Way
London NW1 0PB

Application Ref: **2017/3709/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

25 October 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 The Old Hall
South Grove
London N6 6BP**

DECISION

Proposal:

Repairs to roof including installation of new reclaimed slates and ridge tiles and various alterations to the garden including installation of a garden store and fence trellis.

Drawing Nos: Site Location Plan; Design and Access Statement by Studio Mackereth dated 28.06/17; 017_111_ Rev A; 017_112; 017_113; 017_501; email from the agent dated 21/09/2017 confirming the use of mortar for the ridge tiles.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; Design and Access Statement by Studio Mackereth dated 28.06/17; 017_111_ Rev A; 017_112; 017_113; 017_501; email from the agent dated 21/09/2017 confirming the use of mortar for the ridge tiles.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the details shown on drawing No. 017_501, this consent does not relate to the charred timber cladding to the garden wall (now removed from site).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION