



Historic England

Ms Sofie Fieldsend
London Borough of Camden
Development Management
Town Hall
Judd Street
London
WC1H 9JE



4 June 2019

Dear Ms Fieldsend

Arrangements for Handling Heritage Applications Direction 2015

81 HIGHGATE WEST HILL LONDON N6 6LU
Application No. 2019/2058/L

Thank you for your letter of 24 May 2019 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your Authority in determining the application.

Historic England Advice

81 Highgate West Hill is a grade II listed building dating from the 1850's. It forms part of a group of 3 terrace houses; however numbers 81 and 82 have origins as a single dwelling. The building has been altered internally in association with various conversions into multiple units and then back to a single dwelling house, however the building is noted to include some original features internally, including fireplaces, cornices and joinery.

The proposals include the erection of a flat roof terrace following demolition of the existing pitched roof of the grade II listed building.

We note that the submitted application does not assess the significance of the roof proposed for demolition or indeed any of the interiors, as required by the National Planning Policy Framework 2018 paragraph 189: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected...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'.

Paragraph 194 goes on to state that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should



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be given to the assets conservation...irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 requires any harm to 'require clear and convincing justification'.

Recommendation

In our view, the removal of the roof structure would cause some harm to the significance of this grade II building, which we do not consider justified by the current proposals. We recommend the application should be withdrawn or further information submitted to justify its removal.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the Local Planning Authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

[Redacted signature]

Thomasin Davis
Assistant Inspector of Historic Buildings and Areas

[Redacted contact information]



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