

June 2021

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# Heritage Statement

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31 High Street, Highgate



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## 1.0 Introduction

- 1.1. No. 31 High Street Highgate forms part of a Grade II listed terrace along Highgate High Street, Camden within the Highgate Conservation Area. It dates from the late 18th century with a mid-19th century front elevation incorporating a historic shop front.



Fig. 1. Site location ©Google 2021

- 1.2. The building is currently divided into three separate units. The house occupies the first and second floors with an access at ground floor level underneath the carriageway providing access to the yard to the rear and No. 29 High Street. To the front of the building is a separate retail unit which occupies the ground floor front room of the property and the basement level below. To the rear is a separate unit (No. 31A) which occupies a rear outbuilding and the former rear room of the house at ground floor level and the corresponding space below at basement level. It is currently in use as a homoeopathic clinic.
- 1.3. As a statutorily listed building, internal and external works that have potential to affect its character as a building of special architectural and historic interest require prior authorisation through the listed building consent regime (as well as any planning permissions that would ordinarily be required) as per section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In determining applications for planning and listed building consent, the local planning authority must give special regard to the desirability of preserving the building, its setting, or any features of architectural or historic interest it possesses. A similar duty is required in respect of preserving or enhancing the character or appearance of the conservation area.
- 1.4. This duty is reinforced through local and national planning policy. Policy D2 Heritage of the Camden Local Plan (2017) makes clear that the Council will resist applications for alterations to a listed building where this would cause harm to its special architectural and historic interest.

- 1.5. This Heritage Statement has been prepared to describe the heritage significance of those assets with potential to be affected and seeks to demonstrate how the design has minimised and/or avoided harm and maximised opportunities for enhancement. It is intended to be read in conjunction with the accompanying Design and Access Statement, Planning Statement and the existing and proposed plans.

## **2.0 Legislation, Planning Policy and Guidance**

- 2.1. An overview of the relevant heritage legislation, planning policy and guidance is set out below.

### **Legislation**

#### *Planning (Listed Buildings and Conservation Areas) Act 1990*

- 2.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes powers to designate listed buildings and conservation areas together with a statutory duty to consider the impacts of proposed development in the determination of planning applications.
- 2.3. Section 1 makes provision for the Secretary of State to compile lists of buildings of special architectural or historic interest. Section 5 defines a 'listed building' to include any object or structure fixed to the building, and any object or structure within the curtilage of the building which forms part of the land and has done so since before 1st July 1948.
- 2.4. Section 7 of the Act requires listed building consent for the demolition of a listed building or any works of alteration or extension in any manner which would affect its character as a building of special architectural or historic interest.
- 2.5. Section 16 requires local planning authorities to 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 when considering whether to grant applications for listed building consent.
- 2.6. Section 66 establishes a similar duty with respect to the determination of planning applications. In considering whether to grant planning permission which affects a listed building or its setting, local planning authorities 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.
- 2.7. Section 69 of the Act establishes powers for local planning authorities to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance as conservation areas.
- 2.8. Section 72 establishes a general duty in the exercise of planning functions with respect to any buildings or other land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

#### *Enterprise and Regulatory Reform Act 2013*

- 2.9. The Enterprise and Regulatory Reform Act 2013 abolished the need for separate conservation area consent, such that planning permission for works of relevant demolition is dealt with through the Town and Country Planning Act 1990.

### **Development Plan**

#### *Camden Local Plan (2017)*

- 2.10. The Camden Local Plan sets out the policy provision against which planning applications in Camden are determined. It was adopted in July 2017 and replaced the Core Strategy and Camden Development Policies documents.
- 2.11. The primary heritage policy reads as follows:

#### *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*

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*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;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

#### *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:*

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

#### *Archaeology*

*The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.*

#### *Other heritage assets and non-designated heritage assets*

*The Council will seek to protect other heritage assets including non designated heritage assets (including*

*those on and off the local list),*

*Registered Parks and Gardens and London Squares.*

*The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.*

2.12. The application of Policy D2 is supported by the Highgate Conservation Area Appraisal and Management Strategy (2017).

2.13. The Highgate Neighbourhood Plan was adopted in 2017. It includes a series of heritage policies including Policy DH2: Development Proposals in Highgate's Conservation Areas which states the following:

*Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.*

#### **London Plan**

2.14. The London Plan 2021 sets out policies to guide development across the London boroughs. Policy HCl Heritage Conservation and Growth is the principal historic environment policy. It establishes the following policies for decision-making

*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.*

*D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*

*E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.*

#### **Highgate Neighbourhood Plan**

2.15. The Highgate Neighbourhood Plan was adopted by Haringey Council in July 2017 and Camden Council in September 2017. It sets out a vision, objectives and policies to guide the development of Highgate over the next 15 years. Core Objective 5: Development and Heritage seeks to preserve and enhance Highgate's unique character. This is supported by policies DH1: Demolition in Highgate's Conservation Areas and DH2: Development Proposals in Highgate's Conservation Areas, together with a series of policies guiding good design.

2.16. Policy DH2: Development Proposals in Highgate's Conservation Areas sets out the following policy guidance:

*Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.*



**National Planning Policy**

- 2.17. National planning policy is established in the National Planning Policy Framework (NPPF) (2019). Chapter 16 (paragraphs 184–220) sets out policy guidance for development affecting the historic environment.
- 2.18. Paragraph 184 recognises that heritage assets are an irreplaceable resource and should be conserved in a manner that is appropriate to their significance such that they can be enjoyed by existing and future generations.
- 2.19. Paragraph 189 requires applicants to describe the heritage significance of any heritage assets affected by a proposed development, including the contribution made by their setting. This should be proportionate to the assets' importance, and no more than is required to understand the potential nature of the impact on that significance. Paragraph 190 requires local planning authorities to assess the significance of any heritage assets potentially affected to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposed development.
- 2.20. Paragraph 192 states that 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; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.21. Paragraphs 193 onwards provide guidance for considering the potential impacts. Paragraph 193 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This should be proportionate to its significance, the more important the asset, the greater the weight should be. This is irrespective of whether the harm is substantial, total loss, or less than substantial.
- 2.22. Paragraph 194 goes on to state that any harm to, or loss of, the significance of a designated heritage asset, including through development within its setting, should require clear and convincing justification.
- 2.23. Paragraph 194 and 195 deal with instances of substantial harm to a designated heritage asset. Development causing substantial harm should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or other criteria are met. Paragraph 196 guides that where a development would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.
- 2.24. The tests at 195 and 196 deal with designated heritage assets. Paragraph 197 provides guidance on development affecting non-designated heritage assets, stating that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.
- 2.25. Paragraph 200 encourages local planning authorities to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Those proposals that preserve elements of the setting that make a positive contribution to the asset should be treated favourably.
- 2.26. Paragraph 201 makes clear that not all elements of a conservation area will necessarily contribute to its significance.

**Planning Guidance**

- 2.27. Interpretation of the NPPF is provided by the Planning Practice Guidance (PPG). This is a digital guidance note divided into a series of chapters which is subject to regular review; the historic environment chapter was last updated in July 2019.
- 2.28. The historic environment chapter guides that understanding the significance of a heritage asset and its

setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm (paragraph 8). Paragraph 13 provides further guidance on setting, making clear that setting is not only related to visual attributes but other environmental factors such as noise, dust, smell and vibration as well as the relationship between places.

- 2.29. Paragraph 18 provides guidance on assessing harm. It is clear that proposed development may have no impact or may enhance an asset's significance such that no harm is caused. Where development would be harmful to a designated heritage asset, this needs to be categorised as either 'less than substantial' or 'substantial' harm. The level of harm can vary within these two categories. It goes to elaborate that substantial harm is a 'high test' and therefore is unlikely to arise in many cases. This harm may arise from works to the asset or from development within its setting.
- 2.30. Paragraph 19 provides guidance on how to assess the possibility of harm to conservation areas. It states that an unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. The justification for a building's proposed demolition will need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole.

### **Professional Guidance**

- 2.31. Historic England has produced a series of best practice guidance notes to assist in the identification of assets, assessing significance and managing change. Those of particular relevance include:
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
  - Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (2015)
  - The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017)
  - Statements of Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019)

### 3.0 Heritage Designations

3.1. Heritage assets are defined in Annex 2 of the NPPF as:

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

3.2. Heritage assets subject to this assessment include:

- Scheduled monuments
- Grade I, II\* and II listed buildings
- World heritage sites
- Conservation areas
- Registered parks and gardens
- Battlefields
- Wreck sites
- Non-designated heritage assets

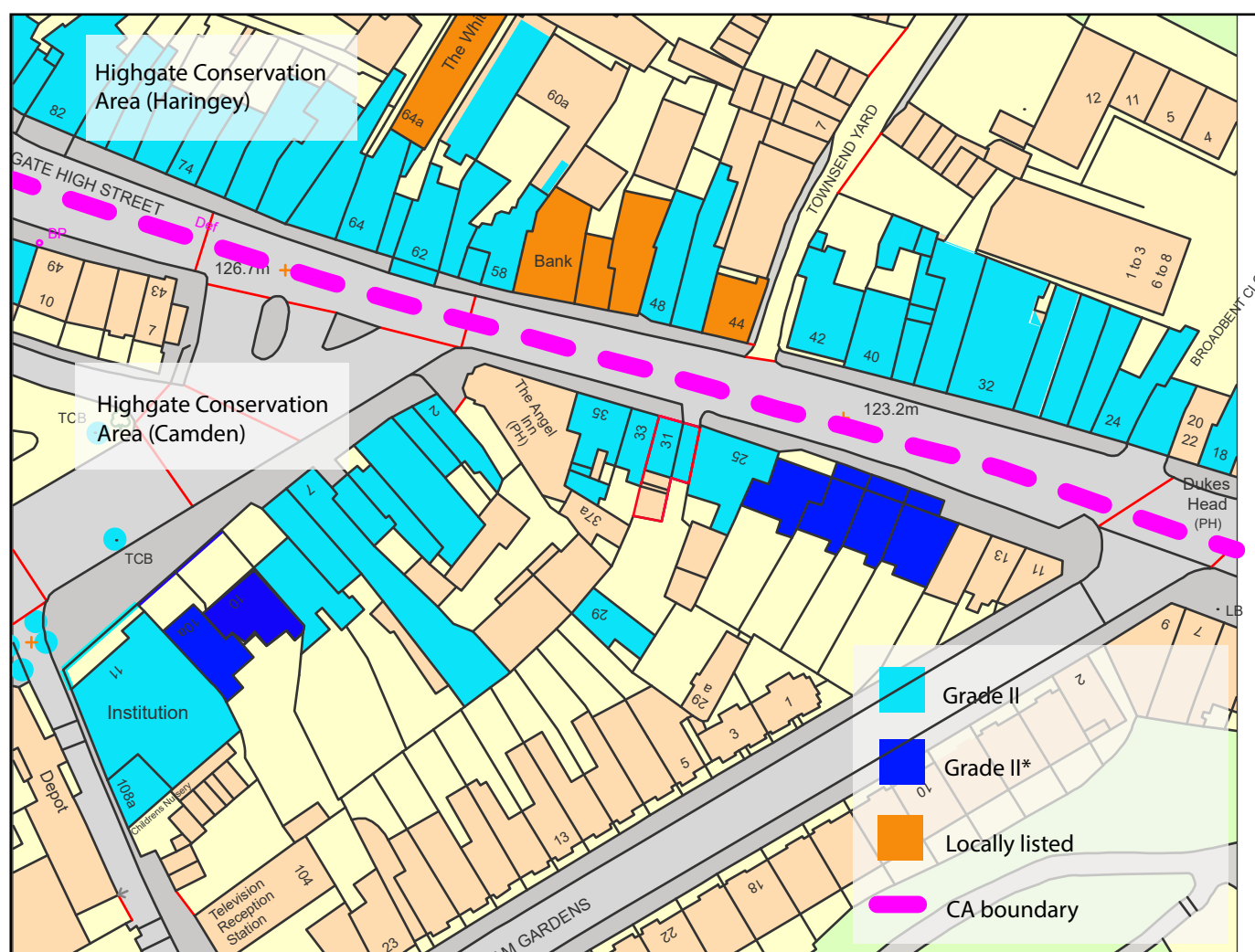


Fig. 2. Heritage asset plan

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#### Designated heritage assets

3.3. Designated heritage assets as defined in Annex 2 of the NPPF include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and

conservation areas. Heritage assets within the study area have been identified using the online map function on the National Heritage List for England website and the conservation mapping tool available on the London Borough of Camden's website and the Planning Policy Maps online mapping function on the London Borough of Haringey's website.

- 3.4. No. 31 forms part of the list entry for Nos. 31, 33, 35 and 35A Highgate High Street (NHLE ref. 1378932) first listed at Grade II in May 1974. The list entry reads as follows:

*GV II*

*4 terraced houses with later shops. No.35A is part of and was formerly known as No.35. No.31: late C18, refronted mid C19. Multi-coloured stock brick. 3 storeys 3 windows. Early C19 wooden shopfront with pilasters, projecting canted bay window, panelled stallboard and part panelled/part glazed shop door with overlight. Fascia with dentil cornice extending over vehicle entrance to left. Cambered arches to recessed 2-pane sashes. Parapet. Nos 33, 35 & 35A: early C18, refronted mid C19. Multi-coloured stock brick. Old tiled roofs with later dormers. 2 storeys and attics. 1 window each. No.31 with late C19 shopfront, altered; No.35, C20 shopfront; No.35A, mid C19 shopfront. No.33, segmental arch to C20 sash; Nos 35 & 35A, segmental arches to flush framed sashes with exposed boxing. Parapets. INTERIORS: not inspected. (Survey of London: Vol. XVII, The Village of Highgate, Parish of St Pancras: London: -1936: 27-29).*

- 3.5. It forms part of a cluster of listed buildings along the northern and southern sides of the High Street, including the adjoining Nos. 25-27 to the east. Given the location and modest scale of the works together with the urban context in which these assets are located, the works will not materially impact the setting of neighbouring buildings.
- 3.6. The Grade II listed No. 29 Highgate High Street (NHLE ref. 1378930) is positioned within the courtyard to the rear (south) of the site. Given its location within the rear courtyard where the works are concentrated, this asset is included within the assessment for robustness. The proposed development is not however considered to materially affect its significance.
- 3.7. The site is located within the Highgate Conservation Area.
- 3.8. The northern side of the High Street is located within the administrative area of the London Borough of Haringey and is designated as a conservation area. Given there are no proposed changes to the front of the property and the modest nature of the proposals to the rear, the proposed development will not have any impact on the setting of this heritage asset or the listed and locally listed buildings within its boundary.

### **Non-designated heritage assets**

- 3.9. Non-designated heritage assets are defined in paragraph 39 of the historic environment chapter of the PPG as:
- buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions...Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*
- 3.10. There are no locally listed buildings within the administrative district of Camden with potential to be affected.
- 3.11. On the northern side of the High Street within the London Borough of Haringey are Nos. 44 and Nos. 50-56 which are locally listed. Given the location of the works to the rear yard, the setting of these non-designated heritage assets will not be materially affected.
- 3.12. An online search of the Greater London Historic Environment Record within 100m of the site did not identify any further possible non-designated heritage assets that warrant assessment.

### **Scope**

- 3.13. The scope of this assessment therefore includes the following heritage assets:

- No. 31 Highgate High Street (Grade II listed)

- No. 29 Highgate High Street (Grade II listed)
- Highgate Conservation Area (Camden)

## 4.0 Statement of Significance

### Introduction

- 4.1. The significance of a heritage asset is the sum of its archaeological, architectural, artistic and historic interest as defined in Annex 2 of the NPPF. The PPG provides an interpretation for the heritage interests as follows (paragraph 6):

*archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

*architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

*historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 4.2. Significance derives not only from the heritage interests of the asset itself, but also from the contribution made by its setting. The setting of a heritage asset is defined in Annex 2 of the NPPF as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

### Brief History of the Site

- 4.3. Highgate had long been a settlement on the periphery of London, originating as a hamlet within the Bishop of London's estate. By the early post-medieval period, it had become a desirable place for the wealthy to have their rural retreats as well as serving as the main droving road into London from the north such that by the 18th century, the village had grown into a prosperous town.
- 4.4. The list description dates the construction of No. 31 to the late 18th century before being refronted in the mid-19th century. It therefore forms part of this 18th century urban growth, catalysed by Highgate's emergence as one of the most desirable parts of London.
- 4.5. The 1870 Ordnance Survey (OS) plan (Fig. 3) shows No. 31 as part of a terrace enclosing the southern side of the High Street with a long, thin extension extending southwards into the yard at the rear. This is shown in greater detail on the 1896 OS plan (Fig. 4). No. 31 is shown as a property within a terrace. The depth of the property front to back is shown as the same depth of the archway through providing access from the High Street to the rear yard. On the western end of the rear elevation is a small, square shaped solid projection, attached to which is a shallow area of glazing. A second, larger glazed structure stood to the south against the western boundary of the yard. To the south of this structure stood two further solid structures, with the northernmost one having possibly an open fronted eastern elevation.
- 4.6. By 1915, this appears to have changed with the structure to the rear shown as one single glazed extension (Fig. 5). The smaller building attached to the southern end appears to have been demolished, leaving the larger of the two structures to the south as a freestanding building.
- 4.7. By 1935, the glazed rear structure appears to be set back from the southern elevation of the house in an arrangement echoing that recorded on the 1896 OS plan. The freestanding structure by this time had either been remodelled or replaced with a rectangular structure abutting the southern end of the glazed building.
- 4.8. A historic photograph held in the London Picture Archive dated 1945 records that the shop was in use at that time as an antiques shop (London Picture Archive record no. 111426).





Fig. 3. 1870 1:2,500 Ordnance Survey Plan (applicant's own)

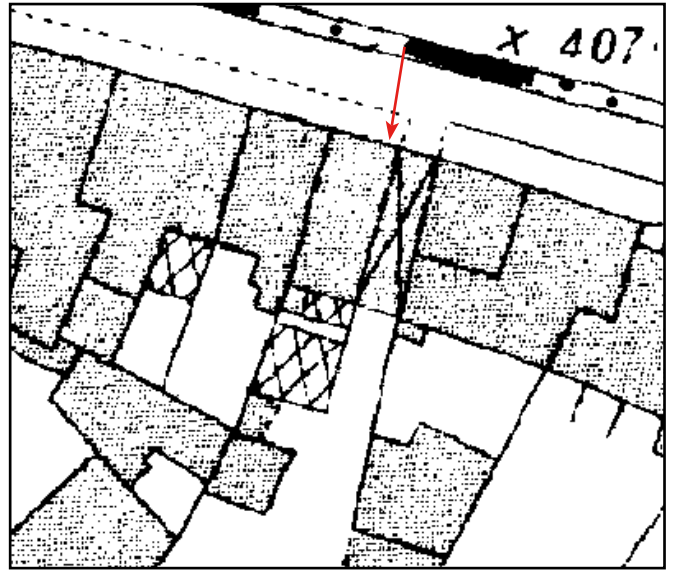


Fig. 4. 1896 1:2,500 Ordnance Survey Plan



Fig. 5. 1915 1:2,500 Ordnance Survey Plan (applicant's own)



Fig. 6. 1935 1:12,500 Ordnance Survey Plan (applicant's own)



Fig. 7. 1952 1:12,500 Ordnance Survey Plan



Fig. 8. Illustration, date unknown (applicant's own)

- 4.9. By 1952, the arrangement had changed again. No. 31 is shown with a glazed structure extending across the rear elevation. To the south of this stood a solid structure; this indicates that the glazed building shown on the earlier OS plans had been remodelled, or alternatively replaced, between 1935 and 1952.
- 4.10. In the years post-1952, the outbuilding to the rear has been remodelled again. The second ancillary structure shown on the 1952 OS plan and in the illustration (Fig. 8) has been demolished.
- 4.11. A historic photograph dated 1976 suggests that the shop was in use as a greengrocers (London Picture Archive record no. 111449). Whether it was used in connection with the rear outbuildings is unknown.
- 4.12. Today the rear outbuilding is in use as a homoeopathic clinic and is physically separate from No. 31. The clinic 'borrows' space from No. 31, occupying the rear room at ground floor and the corresponding area at basement level.

### Statement of Significance

#### *No. 31 Highgate High Street*

- 4.13. The heritage interests of No. 31 Highgate High Street derive primarily from its architectural and historic interest as a structure forming part of the rich and coherent streetscape of Highgate High Street contemporary with the 18th and 19th century continued growth of Highgate as a highly desirable and fashionable urban village on the periphery of London. The shopfront is evidence of the historic nature of Highgate High Street as one of the main routes to and from London and the associated commercial and hospitality uses that grew up along its length to serve the passing trade.
- 4.14. The front elevation dates to the mid-19th century and is reflective of the late Georgian and early Victorian period with its restrained, polite formality (Fig. 9). The upper floors have a repeating arrangement of three sash windows with cambered arches beneath a parapet. The 1/1 sash windows are later replacements. At ground floor, a covered archway gives access to Bullens Yard to the rear with the remainder given over to a wooden shopfront dating to the early 19th century. It features a canted bay beneath a fascia with dentil cornice and pilasters.
- 4.15. The rear elevation was not refronted and has a more vernacular quality with a mansard roof at third floor level over a brick elevation below (Fig. 10). The two first floor windows sit within cambered arched openings and a tall chimney extends from the northern end serving the rear rooms. The mansard roof has been recovered more recently with plain tiles, the undated illustration suggests this may have been pantiled at some time (Fig. 8).
- 4.16. The structure attached to the rear at ground floor is not of any architectural interest but contributes to the historic interest of the building. It forms part of the yard to the rear known as 'Bullens Yard'. These yards running perpendicular to the main road are a feature of Highgate High Street and would have historically had an ancillary use to support the functioning of the higher status properties along the frontage. This



Fig. 9. Illustration, date unknown



Fig. 10. Illustration, date unknown





Fig.11. Rear outbuilding



Fig.12. Roof structure

is reflected in what survives of this much altered and modified structure. It is without any formal design pretension which gives it a working character in contrast to the domestic and retail character of the host building (No. 31).

- 4.17. What survives of this historic structure is significantly altered which makes its original use and form difficult to interpret. As is clear from the map evidence, the structure has changed significantly over time, expanding and contracting and having been remodelled. The map evidence suggests that the outbuilding has generally been formed of two main parts, with a smaller section attached to the rear elevation of the main house giving way to a larger structure to the south. This is as per the current arrangement evident in the roof structure which has two different ridge heights and pitches (Fig. 12).



Fig.13 Brickwork

- 4.18. The brickwork condition of the rear extension is poor and much altered. The form of the rear elevation of the house suggests that the outbuilding is a later addition, with evidence of two openings that are hypothesised to have been a window and a doorway (Fig. 14). This suggests that this was previously an external elevation.
- 4.19. Of the historic fabric that survives, subject to further investigation this is considered to be mostly limited to the external walls.
- 4.20. The structure has been more recently converted into a separate unit and modernised to facilitate its use as a homoeopathic clinic. This has further eroded what may have survived of its original character. The clerestory window is a modern addition, possibly within an earlier opening, as is the vertical line of glass bricks (Fig. 13). The door is also later 20th century and of a standard domestic design.
- 4.21. Internally, the plan form of No. 31 has been altered to create the separate unit to the rear and to separate the retail unit from the house.



Fig.14 Ground floor rear wall with presumed former doorway (left hand side) and window (right hand side)

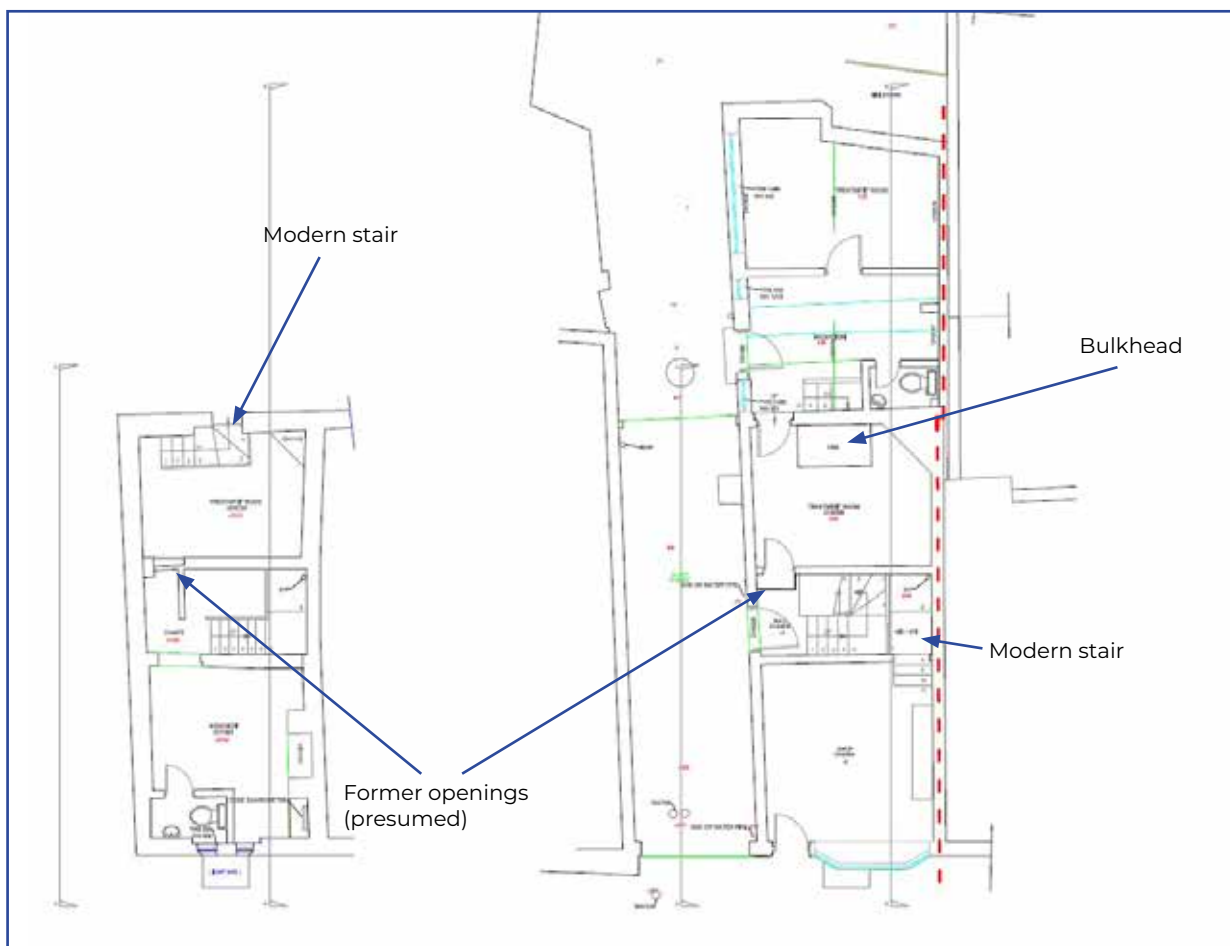


Fig.15. Basement and ground floor survey drawings

4.22. At basement level the property has been subdivided to create a basement serving the retail unit and a second serving the unit to the rear. The survey reveals evidence of a doorway connecting where the stair is assumed to have travelled down from the ground floor level (Fig. 15). The principal stair finishes at ground floor level such that the house does not have direct access to the basement. This has necessitated the introduction of two modern stairs, one located within the retail unit at the front and a second straddling the former rear wall giving access from the rear unit.



Fig.16 Ground floor rear room with canted corner and boxed projection

4.23. At ground floor level, the main body of the house has been separated from the ground floor rear room; this would historically have formed part of the accommodation. The doorway is presumed to have been located at the foot of the stairs where there is currently a boxed projection (Fig. 15).

4.24. The basic proportions of the rear room survive with the canted corner indicating where the fireplace would have been (the fireplace has since been blocked up). It has been somewhat compromised by the staircase inserted within the rear extension serving the basement which has necessitated the introduction of a bulkhead to create the required headroom (Fig. 16).





Fig.17 Highgate High Street

### Highgate Conservation Area

- 4.25. The Highgate Conservation Area (Camden) was first designated in 1968 before being extended in 1978 and 1992. The Highgate Conservation Area Appraisal and Management Proposals sets out the following summary of its special interest:

*The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the 14th century, it has been a very popular place to live or visit. The generally 18th and 19th century character of the present buildings may conceal the existence of earlier structures; for example, a late medieval jettied timber structure has been identified within one of the High Street buildings across the borough boundary in Haringey. The early village high street with its characterful small-scale houses and traditionally fronted shops and businesses and the open square, around the site of the original pond remain the heart of the village. Large and fashionable historic houses from the 17th, 18th, 19th and 20th centuries stand clustering around the historic core, and imposing properties set in landscaped gardens stand on the hill slopes below the village enjoying the southern aspect. From Highgate looking south there are wide-reaching views of London with Crystal Palace and the North Downs forming a distant backdrop.*

*The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character. Highgate Cemetery, opened in 1839, forms a large and important part of this Conservation Area. Dating from the 19th century, many of the monuments and tombs within the East and West Cemeteries are individually protected by statutory listing, while in recognition of the importance of the landscaping the cemeteries are included in the List of Historic Parks and Gardens.*

*The character of the Highgate Conservation Area is formed by the relationship of topography, open spaces, urban form and architectural details.*

- 4.26. The conservation area appraisal divides the conservation area into a series of five sub areas, of which the

site forms part of Sub-Area 1 Highgate Village. This sub-area forms the historic core of the conservation area, taking in the principal routes over the higher ground to the north of London. It is described in the appraisal as having the most 'intense' development within the conservation area, which is rich in form and detail. The appraisal goes on to note that it has all the attributes expected of a village, with a retail frontage along the High Street and collection of both grand houses and more modest cottages, public buildings and a central square.

- 4.27. Of the High Street, the appraisal notes that it reflects its history as an important thoroughfare out of London, boasting a rich collection of 18th and 19th century buildings of tightly grouped rows. Many of the properties have shops at ground-floor level giving rise to an outstanding collection of historic shopfronts.
- 4.28. Specific reference is made to the site as follows:

*Nos 31 & 31a (No 31a is Highgate Health Centre) contains a carriage entrance on the east side of the front elevation paved with cut York stone cobbles, while the passage is paved with York stone flags. The entrance leads through to a small courtyard which serves No 29, a late 18th or early 19th century three-storey dark red brick house set well back from the High Street (listed grade II). This dark red brick house includes a blind bay above the central entrance door. Dormers are set in the roof behind the parapet. Within the courtyard is a row of three garages and a single-storey extension to No 31.*

*Nos 31, 31a, 33, 35 & 35a form a terrace, originally of four houses with later shops (listed grade II). No 31 is late 18th century but was re-fronted in the middle of the 19th century, although it retains an early 19th century wooden shopfront.*

- 4.29. The site therefore makes an important positive contribution in reinforcing the prevailing characteristics of the High Street through its 18th and 19th century architectural design and forming part of an important group of historic shopfronts that contributes to the shopping frontage along the High Street.

#### **No. 29 Highgate High Street**

- 4.30. No. 29 Highgate High Street was Grade II listed in May 1974. The list entry reads as follows:

*Detached house behind No.31 (qv) and reached via vehicle entrance to No.31. Late C18/early C19 with later alterations. Brown brick. Tiled mansard roof with dormer. 3 storeys, attic and basement. Double fronted with 3 windows; central windows blind. Round-arched doorway with panelled door and fanlight. Segmental arches to recessed tripartite sashes. Parapet. INTERIOR: not inspected.*



Fig.18 No. 29 as seen from the entrance to Bullen's Yard

- 4.31. It is primarily of architectural and historic interest as a good quality example of a late Georgian townhouse that forms part of the continued growth and establishment of Highgate as a fashionable residence for London's upper classes.
- 4.32. The house is set back from the High Street within the rear yard such that it forms a historic and architectural group with the neighbouring properties but unlike its neighbours its setting is not characterised by the hustle and bustle of the activities along the High Street.
- 4.33. No. 31 makes a contribution to its setting as a broadly contemporary house that forms part of the same phase of development along the High Street. The outbuilding makes a lesser contribution, being of a different character and status. Its somewhat tired appearance erodes the general quality of the setting of No. 29 and is not of a quality commensurate with the imposing character of the front elevation.



## 5.0 Heritage Impact Assessment

### Proposed development

- 5.1. The proposals are set out in the accompanying plans and Design and Access Statement. In brief, this application proposes the change of use of the rear unit comprising the homoeopathic clinic to permit its reinstatement as part of the residential use of No. 31. This will require the following physical changes to the fabric of the building:
- 5.2. Basement level:
- Removal of the modern staircase providing access from the ground floor of the rear unit and replacement with a stair of higher design quality
  - Conversion of the rear basement room for use as a utility room and WC/shower room
- 5.3. Ground floor level:
- Reopening of the access from the principal staircase of the house to the rear ground floor room to reconnect this space for use as part of No. 31
  - Removal of the staircase bulkhead from the rear ground floor room of the main house
  - Removal of the modern door connecting the rear room of the house to the clinic
  - Refurbishment of the rear clinic for use as accommodation as part of the main house
  - Removal of the boxed infill under the principal staircase and relocation of the gas meter to new cupboard in this location
  - Replacement windows and door to the outbuilding
  - Repairs to the external brickwork
  - Relocation of the gas meter
  - External security lighting
  - Replacement cast iron downpipes
- 5.4. The outbuilding will be re-roofed with a glass flat roof immediately abutting the rear elevation of the house and a pitched roof over the remainder of the outbuilding roofed in slate with large roof-lights to maintain the glazed character.
- 5.5. No changes to the house are proposed at first or second floor, or to the retail unit at ground or basement level.

### Heritage impact assessment

- 5.6. In heritage terms, the principle of reinstating the rear rooms at both ground and basement level to be used as part of the domestic accommodation will deliver a clear enhancement to the significance of the listed building. It will reveal lost significance and permit a better understanding and appreciation of its former layout by reuniting parts of the house that are currently in non-residential use and physically divorced.
- 5.7. The works necessary to achieve this have been designed to avoid and/or minimise any harm and to maximise enhancement.
- 5.8. At ground floor level, there will be no loss of fabric required to reconnect the house to the rear room as the connection uses what is presumed to be an earlier opening since blocked (Fig. 19). Indeed, reinstating this opening will deliver an enhancement by restoring the former circulation route and plan form.
- 5.9. Similarly the existing openings are retained and reused to maintain the connection between the outbuilding and the rear room of the house at ground floor level, thereby avoiding any loss of fabric.



*Fig.19. Proposed location for ground floor connection and gas meter cupboard*



*Fig.20. Staircase serving the basement level*



*Fig.21. Relationship between the pitched roof and first floor window*



*Fig.22. Relationship between the flat roof and headers*

- 5.10. The existing staircase providing access to the rear basement room will be removed. This is a modern insertion of no historic or architectural interest. A stair will be provided in the same location, thereby minimising the loss of fabric that would otherwise be required to accommodate an access in a changed location. The stair has been reconfigured to meet building regulations. The bulkhead will be removed.
- 5.11. This arrangement makes use of an existing intervention, thereby minimising the degree of further change, and overall will deliver an enhancement through the re-provision of a stair of higher design quality and the removal of the boxed projection over the stair well.
- 5.12. There is some minor subdivision to make use of the space at basement level, including the re-provision of a WC (the existing WC in the clinic is to be removed). This is considered an appropriate use of what would historically have been a secondary, functional part of the house. The surviving historic feature comprising the canted chimney breast will be retained.
- 5.13. As made clear from the map evidence, the historic outbuilding to the rear has been remodelled multiple times over the course of the 19th and 20th centuries. What is important about it is not so much the inherent interest of the fabric but rather its ancillary aesthetic that gives character to the rear yard.
- 5.14. The footprint, form, scale and massing of the rear outbuilding will be maintained. Externally, the outbuilding has suffered from poor quality interventions. The proposals will put the building into a good state of repair, with the existing brickwork walls retained and made good with like for like materials.
- 5.15. The roof is in a poor state of repair and will be replaced with a new roof structure. The proposed design will maintain and express the historic nature of the



*Fig.23. Outbuilding roof with parapet to gable end*

outbuilding as two separate elements. The larger footprint structure at the southern end will be re-roofed with a pitched roof in slate with large conservation roof-lights. The use of slate is an appropriate traditional material that will reinforce the ancillary aesthetic of the outbuilding. The use of roof-lights maintains the historically glazed nature of this building.

- 5.16. The smaller component of the structure attached to the rear elevation of the house will be re-roofed with a flat glazed roof. The existing pitched roof shares an awkward relationship with the first floor window (Fig. 21) and the header of the (now) internal opening at ground floor (Fig. 22); it has also undergone poor quality repairs (Fig. 21). The flat roof will sit above these headers allowing them to be fully expressed internally. The use of glazing is a nod to the historic forms recorded on the historic OS plans and therefore an entirely appropriate material in this context. A parapet will be added to conceal the junction thereby ensuring a high quality finish; the parapet takes its cue from the parapet at the southern end of the pitched roof and is therefore also a contextual design response (see Fig. 23).
- 5.17. Care has been taken in the design of replacement fabric to reinforce its service character and the hierarchy with the main house. The windows will be replaced with Crittal-style windows and a steel door of higher quality will be installed within the existing door opening. The rainwater goods will be replaced with cast iron rainwater goods. These works will deliver an enhancement on the quality of the existing materials and maintain and reinforce the structure's ancillary character.
- 5.18. In summary, the proposed works have been carefully designed to sustain and enhance the special interest of the listed building and thereby its contribution to the character and appearance of the Highgate Conservation Area and the significance of neighbouring listed buildings including No. 29 Highgate High Street.

## **6.0 Conclusions**

- 6.1. This Heritage Statement has appraised the heritage significance of the site and its contribution to the significance of the Highgate Conservation Area and No. 29 Highgate High Street in a manner that is proportionate to their significance and to permit an understanding of the potential nature of any impact. It is thereby considered to satisfy the requirements of paragraph 189 of the NPPF.
- 6.2. The analysis within this document has been used by the applicant's design team to inform the design proposals to deliver a scheme that responds to and reinforces the built heritage context. Changes are concentrated in areas that have already been altered to avoid further loss of heritage significance, and seek to reverse later changes to reveal lost significance.
- 6.3. At the heart of the scheme is the aspiration to reinstate the ground floor and basement rear rooms as part of the residential accommodation to be used as part of No. 31. This will deliver a direct heritage benefit. The conversion of the outbuilding will give this building a long term beneficial use and deliver a series of enhancements through a programme of repair work and alterations that will improve the aesthetic appearance of the building in a manner that retains and reinforces its ancillary nature.
- 6.4. The proposals are therefore considered to sustain and enhance the heritage significance of the listed building and by extension its contribution to the Highgate Conservation Area, and will deliver an overall improvement to the townscape setting of No. 29.
- 6.5. The proposals are therefore in direct accordance with Policy D2 of the Camden Local Plan, including criterion e which requires development within conservation areas to preserve and where possible enhance the character or appearance of the area. Criterion j directs the council to resist proposals for a change of use or alteration to a listed building where this would cause harm to the special architectural and historic interest of the building; this proposal would result in no such harm.
- 6.6. The proposals are also in accordance with Policy DH2 of the Highgate Neighbourhood Plan which states that development proposals should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area. The proposals will not result in any increased sense of urbanisation or development such that the contribution that the site makes to the village character will be sustained.
- 6.7. For the same reasons the proposals accord with criterion C of London Plan Policy HC1 which states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. It goes on to state that development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. The proposals have been informed by an understanding of the heritage significance of the site and seek to deliver enhancement and reveal lost significance where possible and appropriate.
- 6.8. By virtue of sustaining and enhancing the heritage significance of the heritage assets potentially affected by the proposed development, the scheme is also considered to meet the objectives of Chapter 16 of the NPPF.

# Appendix 1



# 31, 33, 35 AND 35A, HIGHGATE HIGH STREET

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1378932

Date first listed:

14-May-1974

Date of most recent amendment:

11-Jan-1999

Statutory Address:

31, 33, 35 AND 35A, HIGHGATE HIGH STREET



# Map

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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/413580/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/413580/HLE_A4L_Grade|HLE_A3)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 07-Jun-2021 at 15:05:37.

## Location

Statutory Address:

31, 33, 35 AND 35A, HIGHGATE HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:

TQ 28489 87371

## Details

CAMDEN

TQ2887SW HIGHGATE HIGH STREET 798-1/5/846 (South side) 14/05/74 Nos.31, 33, 35 AND 35A (Formerly Listed as: HIGHGATE HIGH STREET Nos.25-35 (Odd))

GV II

4 terraced houses with later shops. No.35A is part of and was formerly known as No.35. No.31: late C18, refronted mid C19. Multi-coloured stock brick. 3 storeys 3 windows. Early C19 wooden shopfront with pilasters, projecting canted bay window, panelled stallboard and part panelled/part glazed shop door with overlight. Fascia with dentil cornice extending over vehicle entrance to left. Cambered arches to recessed 2-pane sashes. Parapet. Nos 33, 35 & 35A: early C18, refronted mid C19. Multi-coloured stock brick. Old tiled roofs with later dormers. 2 storeys and attics. 1 window each. No.31 with late C19 shopfront, altered; No.35, C20 shopfront; No.35A, mid C19 shopfront. No.33, segmental arch to C20 sash; Nos 35 & 35A, segmental arches to flush framed sashes with exposed boxing. Parapets. INTERIORS: not inspected. (Survey of London: Vol. XVII, The Village of Highgate, Parish of St Pancras: London: -1936: 27-29).

Listing NGR: TQ2849287368

## Legacy

The contents of this record have been generated from a legacy data system.

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Legacy System:

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## Sources

### Books and journals

'Survey of London' in The Village of Highgate The Parish of St Pancras Part 1: Volume 17 , (1936), 27-29

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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