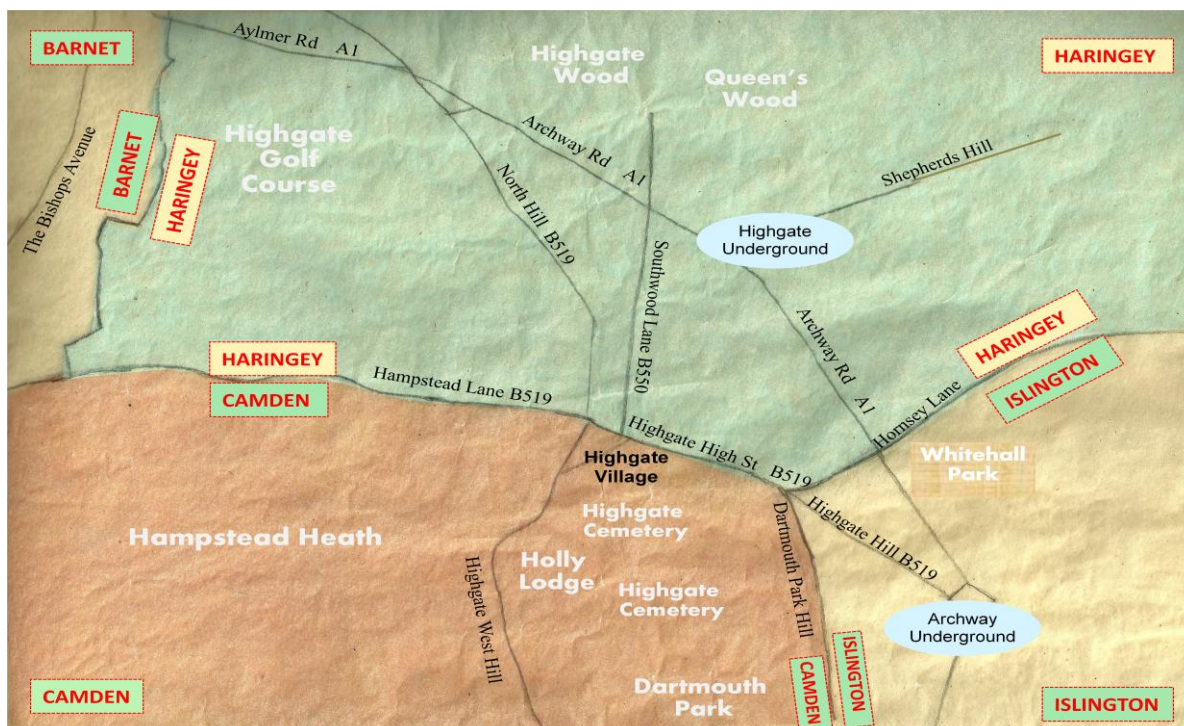


WHAT ABOUT CONSERVATION AREAS?

Because Highgate contains buildings of special historical and architectural interest, nearly all the properties come within a Conservation Area - in either Barnet, Camden, Haringey or Islington. This means that planning permission is likely to be needed for works, particularly for extensions, or owners may be penalised and have to undo their work. Some properties are also 'Listed', requiring further constraints to alterations. Was your home built by Georgians, Victorians or Edwardians? Understanding the historic characteristics of your house will help you choose the right treatment. Working within the context of a Conservation Area and the characteristics of your property will enable you to retain its special character - as well as enjoying a warm, well ventilated and energy efficient home.

Borough boundaries across Highgate



For links to more detailed and interactive maps see further information links below.

Conservation Areas, Listed Buildings etc

A 'Conservation Area' is an area with special architectural or historic interest protected by law and obliges owners to obtain additional planning permissions. Most conservation areas are designated by the local planning authority, but English Heritage can also designate conservation areas in London. 'Article 4 directions' can also be made by the local planning authority, restricting the scope of permitted development rights for a particular area or site, or a particular type of development. A 'Listed Building' is one that is considered to be of special architectural or historic interest. (See further information links below to find The List and how to get permission for changes.)

Building Regulations, Planning Permissions etc

The Department of Communities and Local Government (DCLG) is the Government department responsible for Planning and for Building Regulations. Its National Planning Policy Framework [NPPF] states the Core Planning Principles for Local Authorities to interpret and discharge. These include requirements to protect and enhance our natural, built and historic environment and to support the move to a low carbon future. Building regulations and National, London and Borough planning guidelines are constantly changing, so being able to find the latest versions can help to assess the potential constraints of a particular property.

There is more information about Planning and Building regulations on the Highgate Society Sustainable Homes web pages (see link below). These have links to each Borough's 'Core Strategies'; 'Development Policies' and 'Planning Guidance' relating to carbon reduction for homeowners. Topics include conservation of fuel and power, insulation and solar panels, and the pages are updated with further information as it becomes available.

Understanding how your house was built

The techniques for bringing your home up to today's standards for warmth and comfort will vary depending on those used by the original builder, and sometimes by builders of later works. For instance English Heritage has good advice about installing insulation without causing condensation and achieving windows that keep in the heat, whilst still looking authentic. See references below for further advice for properties of different periods and which improvements are suitable.

FURTHER INFORMATION LINKS

Highgate Society Sustainable Homes – '21st Century home in a Conservation Area' page has links to each Borough's web pages showing the conservation area status of each road and local listing. <http://www.highgatesociety.com>

Flickr's Highgate Conservation Areas map - based on Ordnance survey - covers a wider area. Note Holly Lodge and Hampstead Garden Suburb are also Conservation Areas. <http://bit.ly/IVQ320>

Listed Properties for England - <http://bit.ly/14nG4MI>

The Planning Portal advice on making changes to Listed Buildings. <http://bit.ly/17AHWMY>

English Heritage - advice on ventilation, 'breathing walls' and heat storage for heritage properties. <http://bit.ly/13kqtuL>

The Society for the Protection of Ancient Buildings (SPAB) 'aims to help owners of old buildings by providing training, technical advice and publications'. <http://bit.ly/152Bq5d>

The Victorian Society - the champion for Victorian and Edwardian buildings in England and Wales. <http://bit.ly/1amvsAA>

The Georgian Society – "Our consultee status gives us an opportunity to comment constructively on proposals and to help owners, architects and planning authorities towards better solutions." <http://bit.ly/15CpCZY>

The Climate Change Group - a website designed to help you understand more about the potential impacts of climate change and ways to save energy for an older home. <http://bit.ly/18Gfuuk>

The Energy Savings Trust – has a free help and advice service for independent, expert advice on saving energy and generating your own power in your home 0300 123 1234. <http://www.energysavingstrust.org.uk/>

Superhomes – organises visits to local homes that have been adapted to eco friendly, sustainable, low carbon, minimal energy bills yet improved comfort. <http://www.superhomes.org.uk/>

YouGen help you learn about, invest in and enjoy the benefits of saving energy and/or generating your own renewable heat or electricity in your home or business. <http://www.yougen.co.uk/>



21st century homes

character ● comfort ● low carbon

2014