CONSERVATION COMMENTS

Application Ref:	HGY/2016/0564
Location:	26 The Broadway, Crouch End
Proposal:	Listed building consent for refurbishment of property and installation of new main entrance door
Officer:	Sarah Madondo

Background: This Grade II listed building (former Electricity Board Office and Showroom) forms part of the composition around a small green, with Hornsey Town Hall and Broadway House, and stands in the centre of Crouch End Conservation Area.

Comments: The scheme relates to the internal refurbishment of the ground floor of this building being undertaken by the new leaseholders. The internal fabric of the building has already been compromised in the past and the refurbishment is merely cosmetic and would not cause any additional harm to the listed building internally. The new door would again replace a modern door. The canopy and seating area already exist and the proposal would continue to use the existing license re the same. The refurbishment works would facilitate the use of the building and provide for a sustainable future which would be considered as an enhancement. This would also accord with the wider master plan of the Town Hall Complex which envisages the square to be an active area.

Overall, it is considered that the refurbishment works would cause no harm to the listed building as the interior fabric is modern. The exterior canopy and seating already exist. I have considered the proposal as per the Council's statutory duty and consider the refurbishment of the building to be an enhancement. In accordance with the National Planning Policy, the proposed works are therefore acceptable.

Conclusion: Acceptable

Nairita Chakraborty

Principal Conservation Officer

26th April 2016