LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0564 **Ward:** Crouch End

Date received: 23/02/2016

Last amended date: 09/05/2016

Drawing number of plans: 1257-10, 1257-20,1257-00,1257-30 REV A 1257-01 & 1257-31

Address: 26 The Broadway N8 9ST

Proposal: Listed building consent for refurbishment of property and installation of new main entrance door

Applicant: Middeys (Crouch End) Ltd

Ownership: Private

Officer contact: Sarah Madondo

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informatives:

1) Advertisement Sign
2) Reinstatement of Telephone Lettering

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 The application seeks planning permission and listed building consent for the refurbishment of this commercial unit with the installation of a new main entrance door.

Site and Surroundings

3.2 The property is the ground floor shop unit in this 3 storey building known as Broadway House located next to Hornsey Town Hall. The building is Grade 2 listed and is part of the listed complex of buildings surrounding the Town Hall green. The property is in the heart of Crouch End Broadway's primary shopping frontage and

has a 6m frontage onto The Broadway itself, with a 24m return frontage facing Town Hall square.

Relevant Planning and Enforcement history

3.3 HGY/1989/0152 REF 14-09-89 Electricity Showrooms The Broadway London Display of internally illuminated fascia & projecting box sign.

HGY/1989/0520 REF 14-09-89 26 The Broadway London Listed Building Consent for display of fascia and projecting box signs.

HGY/1989/1334 REF 29-01-91 26 The Broadway London Display of internally illuminated fascia sign.

HGY/1990/1165 REF 29-01-91 26 The Broadway London Display of internally illuminated fascia-sign.

HGY/1991/0915 GTD 07-04-92 26 The Broadway London Retention of 850mm satellite receiver dish.

HGY/1996/0431 GTD 18-02-97 26 The Broadway London Listed Building Consent

HGY/2005/0701 REF 14-06-05 26 The Broadway London Change of use of property from A1 (retail) to A2 (professional and financial services).

HGY/2005/2042 WDN 19-12-05 26 The Broadway London Display of non-illuminated fascia sign and associated projecting awning.

HGY/2005/2043 WDN 19-12-05 26 The Broadway London Listed Building

HGY/2006/0688 GTD 16-05-06 26 The Broadway London Listed Building Consent for the installation of new entrance door and provision of ventilation grill. Internal refurbishment including new kitchen , office and toilets and closing off two doors to Council area, making premises self sufficient allowing the premises to be used for the consumption of food on the premises, namely A3 Restaurant Use.

HGY/2006/0689 GTD 16-05-06 26 The Broadway London Installation of new entrance door and provision of ventilation grill. Internal refurbishment including new kitchen, office and toilet and closing off two doors to Council area, making premises self sufficient allowing the premises to be used for the consumption of food on the premises, namely A3 restaurant use.

HGY/2006/1335 GTD 24-10-06 26 The Broadway London Display of enamelled letter signage to shop fascia.

HGY/2006/1336 GTD 24-10-06 26 The Broadway London Listed Building Consent

HGY/2006/2183 GTD 12-12-06 26 The Broadway London Listed Building Consent for internal alterations to toilet ramp area.

HGY/2009/1123 REF 22-09-09 26 The Broadway London Retention of timber decking strip to secure canopy uprights.

HGY/2011/0265 REF 05-04-11 26 The Broadway London Replacement of existing fixed glass window facing The Broadway with 1 x louvered window and 1 x 3/4 glazed door, coloured to match existing hardwood timber frames, and bottom panel to match colour and

HGY/2011/0266 REF 05-04-11 26 The Broadway London Listed Building Consent for replacement of existing fixed glass window facing The Broadway with 1 x louvered window and 1 x 3/4 glazed door, coloured to match existing hardwood timber frames, and bottom panel to match colour and profile of existing plinth

OLD/1972/0095 GTD 11-12-72 21-26 The Broadway Installation of shop front.

OLD/1987/0153 GTD 01-10-87 Eastern Electricity Plc 26 The Broadway London 13/4/87 Erection of two portocabin - type units for use as model makers workshop and model makers storage in car park.

OLD/1987/0154 GTD 08-12-87 Eastern Electricity Plc 26 The Broadway London 4/6/87 LBC for erection of 2 portacabins type units for use as a model makers workshop + storage area.

PRE/2015/0114 PASENT 28-10-15 26 The Broadway London Our alteration is to relocate the main entrance to the restaurant. Also to renew our 16/05/2006 planning consent ref: HGY/2006/0689.

Planning Complaints DEP/2016/00055 00-00-00 26 The Broadway London

Planning Complaints LBW/2005/00840 CLOSED 00-00-00 26 The Broadway London

Planning Complaints LBW/2008/00318 CLOSED 00-00-00 26 The Broadway London

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Neighbouring properties
LBH Conservation Team

4.2 The following responses were received:

Internal:

1) LBH Conservation Officer:

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.

2) LBH Corporate Property & Major projects- No objections to any elements of the proposed works and reasonably satisfied that the works will have no effect on the redevelopment of the town hall.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 45 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:
Objecting:3
Supporting:1

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Signage
- Replacement door
- Lettering on telephone box
- Seating area
- Wrong certificate

5.3 The following issues raised are not material planning considerations:

- Licence (Licensing and property services:)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The subject property is a Grade II listed building and as such there is a legal requirement for its protection. The primary legislation relating to the conservation of the historic environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004

6.2 The 1990 (LBCA) Act requires local planning authorities to "have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections16 (2) and 66(1)), and to pay "special

attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.

6.3 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF says that "proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably".

6.4 Policy CSV4 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relate sensitively to the original building; and not adversely affect the setting of a listed building.

6.5 The proposal comprises of internal alterations such as plastering of cracks which has been lined with gyproc fireline plasterboard and existing ceiling will remain untouched. All internal light fittings are proposed to be replaced with new energy saving type as well as proving a full fire alarm to the property. All existing walls of the property will remain untouched. As part of the proposed works to the front section of the property has been lined with plasterboard and skimmed over. The existing kitchen area has been striped to remove all existing stainless steel cladding and kitchen fittings and works in the kitchen would involve lining the walls with plastic hygiene boards up to the existing decorative cornice works. In the middle section of the kitchen area there appears to be a suspended ceiling in poor condition and as part of the proposed works this ceiling would be replaced.

6.6 The existing toilets are cladded with natural stone work to provide hygienic surface. The front seating area is cladded with ceramic tiles which has been replaced with timber effect tiles to provide traditional feel. In our opinion the removal of these will not have any Architectural affect to the property. The existing kitchen and the toilet floors are proposed to be lined with plastic lino to provide a hygienic surface to walk over. The existing kitchen and toilet doors have been replaced by the previous owners over the years. The internal works are considered acceptable and would not harm the fabric or significance of the building.

6.7 The proposal also includes external works such as replacement of existing air conditioners units to the rear of the property with similar sized and shaped air conditioners units in the same location. Replacement of existing damaged main double doors to the property would be replaced with timber doors which are identical in size, profile and shape. (Amended drawings REV A 1257-30). The secondary door inside the property directly fronting the existing door was removed by previous owner and would not be replaced as they do not appear to have any architectural interest.

6.8 The existing shopfront is to be kept as existing. The only proposed works are to rub down and apply new paint to provide fresh look. The glass shopfront panels have

cracks and these would be replaced with a similar spec to provide safe usage of the property. The existing canopy structure is to be kept as existing. The only proposed works is to replace the fabric with new material of similar colour and fabric. The existing lettering “Telephones” sign has been taken off by the builders to be sent away for refurbishment. These letters will be fitted back in the same location with new fresh paint over it.

6.9 In this instance, it is felt that the proposed development relate sensitively to the original building and its historic character, qualities and setting and would preserve and enhance the listed building. The scheme is, therefore, acceptable in compliance with London Plan policy 7.8 'Heritage assets and archaeology' and saved UDP policy CSV4.

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2016/0564

Applicant’s drawing No.(s) 1257-10, 1257-20,1257-00,1257-30 REV A 1257-01 & 1257-31

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

2. The approved plans comprise drawing nos 1257-10, 1257-20,1257-00,1257-30 REV A 1257-01 & 1257-31.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

INFORMATIVE: Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

INFORMATIVE: The applicant is reminded that the "TELEPHONE" lettering which has been removed for refurbished shall be reinstated to its former location before the re-opening of this commercial unit.