LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0823 **Ward:** Northumberland Park

Date received: 14/03/2016

Drawing number of plans: Design and Access Statement (inc. Heritage Statement); Location Plan; D 01; D 02; D 04; D 05.

Address: 816 + 818 High Road N17 0EY

Proposal: Listed building consent for repairs and restoration of external envelope of Nos 816 and 818, including window, brickwork and render repairs and redecoration

Applicant: Tottenham Regeneration Programme

Ownership: Private

Officer contact: David Farndon

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions as follows:

- Standard three year deadline for implementation of permission

- In accordance with approved plans

- Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as Local Planning Authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority. *Reason*: In order to safeguard the special architectural or historic interest of the building.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for Listed Building Consent for repairs and restoration of external envelope of Nos. 816 and 818, including window, brickwork and render repairs and redecoration.

Site and Surroundings

3.2 The property is situated on the eastern side of High Road, on the northern corner with Northumberland Park, and constitutes three storey mixed used building. The existing ground floor unit was up until recently in use as a sui generis tattoo shop. The property is situated within the Local Shopping Centre and is also a Grade II Listed Building. The site is also within High Road Conservation Area.

Relevant Planning and Enforcement history

3.3 HGY/1995/0911 REF 30/04/96 - Change of use of ground floor from B1 (office) to radio controlled mini-cab office.

HGY/2010/1346 GTD 30/11/10 - Change of use of property from college (D1) to supported accommodation for up to 6 people (C2)

HGY/2010/1904 GTD 30/11/10 - Listed Building Consent in connection with application for change of use of property from (D1) to supported accommodation for up to 6 people (C2)

HGY/2011/1503 REF 08/11/11 - Conversion of existing basement into two bedroom flat including insertion of two new windows to front elevation and creation of front lightwell

HGY/2014/1888 GTD 08/09/14 - Change of use to HMO, removing non-original partitions, adding partitions to create en-suites, blocking up of one door entrance

HGY/2014/1889 GTD 08/09/14 - Listed Building Consent for change of use to HMO, removing non-original partitions, adding partitions to create en-suites, blocking up of one door entrance

HGY/2014/3076 REF 15-12-14 - Approval of details pursuant to condition 5 (schedule of works, methodology statement, detailed plans and drawings) attached to planning permission HGY/2014/1889.

HGY/2015/0141 GTD 19-01-15 - Approval of details pursuant to condition 5 (schedule of works) attached to planning permission HGY/2014/1889

HGY/2015/0635 GTD 27-04-15 - Change of use to A3 in ground floor shop

HGY/2015/0636 GTD 27-04-15 - Listed Building Consent for internal works in connection with the change of use to A3 in ground floor shop

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Conservation Officer: No comments received.

5. LOCAL REPRESENTATIONS

5.1 The following local groups/societies made representations:

- Joyce Rosser of the Tottenham Conservation Area Advisory Committee offered following comment:

- "This was discussed at eth Tottenham, CAAC on 22nd March. The CAAC fully supports the proposed repairs restoration of this important building".

5.2 The following Councillor made representations:

- Cllr John Bevan: Supports application.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

- The impact of the proposed development on the character and appearance of the Listed Building

Impact Character and appearance of Listed Building

6.2 The proposal involves the repair and restoration of original external features on 816-818 High Road. This Grade II Listed Building falls within the North Tottenham Conservation Area. Chapter 12 of the NPPF 2012, 'Conserving and enhancing the historic environment', states that '[w]hen considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'. Policies UD3 and CSV5 of the Saved UDP 2006, Policy 7.8 of The London Plan 2011, and Policies SP11 and SP12 of the Local Plan 2006, and draft policies DM1 and DM9 of Haringey's Development Management DPD all provide a similar sentiment.

6.3 The shopfront changes are as follows: the removal of existing shops signs and surround to expose original fascia and shop fanlights; new shop sign which will sit in the original fascia area at the top of the frontage; the restoration of original stonework and timber features around shopfront; a new internal shutter to shop window; the repair of timber pilasters and capitals.

6.4 The larger building (no. 818) on site will see the roof repaired as necessary, structural brickwork repairs at parapet level; the repair of the brick arch and brickwork pointing; the replacement or repair of sash windows; and the redecoration of stonework and joinery in soft white instead of bright white. The wrought iron bracket to the front elevation at first floor level will also be restored.

6.5 The side elevation (southern) will see the replacement of cracked coping with stone coping, new metal downpipe; lime render of wools with restored incisions and mineral painted.

6.6 The proposed changes are affectively cosmetic and will all be in keeping with the historic character of the listed building, greatly improving the existing circumstances on site. As such, the works are considered acceptable subject to the conditions.

Conclusions

6.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0823

Applicant's drawing No.(s): Design and Access Statement (inc. Heritage Statement); Location Plan; D 01; D 02; D 04; D 05.

1. The approved plans comprise drawing nos: Design and Access Statement (inc. Heritage Statement); Location Plan; D 01; D 02; D 04; D 05. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

2. 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: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

3. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

   Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as Local Planning Authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.