

Officer's Report

Application Number	HGY/2022/3904
Type	Approval of details reserved by a condition
Location	Muswell Hill Public Library, Queens Avenue, Hornsey, London, N10 3PE
Proposal	Approval of details pursuant to condition 3 (Detailed plans, materials and method) attached to planning permission ref: HGY/2020/2960 dated 5/1/2020 for the Listed building consent for Internal and external alterations to existing library to include erection of glazed extension to accommodate lift shaft and installation of WC's on the ground and first floor, following partial demolition of existing single storey side addition - all to improve accessibility in association with planning application ref. HGY/2020/2959.
Case Officer	Tania Skelli
Valid Date	31/10/2022
Applicant	Mr Michael Adeyinka
Agent	- Fulkers Bailey Russell

RECOMMENDATION

2. 2. APPROVED DEVELOPMENT

HGY/2020/2960 Listed building consent for Internal and external alterations to existing library to include erection of glazed extension to accommodate lift shaft and installation of WC's on the ground and first floor, following partial demolition of existing single storey side addition - all to improve accessibility to all. in association with planning application ref. HGY/2020/2959.

3. CONSULTATION RESPONSE

LBH Conservation – Support

4. ANALYSIS/ASSESSMENT

Condition 3 reads:

Detailed drawings, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun:

- Demolition plans and elevations to scale 1:100
- Proposed plan, section and elevation to scale 1:50 to include details of proposed materials and details of proposed lift shaft roof
- Detail design in plan/section/ elevation of typical junctions between new lift-shaft and existing walls to scale 1:10

- Method statement for new construction of junctions between new lift-shaft with the side elevation of the listed library
- Material specification of all proposed works, both internal and external

The development shall be implemented in accordance with the approved details of materials.

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 Policy DM9 of the Haringey Local Plan 2017.

Pursuant to condition 3 the applicant has provided a suite of detailed drawings to include demolition plans, detailed elevation and materials, typical details and methods. These were considered by the conservation officer and considered acceptable. Accordingly, the details are recommended for discharge.

There are no other outstanding condition for the LBC or full planning permission (ref. HGY/2020/2959).

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The applicant is advised that there no other outstanding conditions relating to the original consent.