

Officer's Report

Application Number	HGY/2022/4109
Type	Listed building consent (Alt/Ext)
Location	816-818, High Road, Tottenham, London, N17 0EY
Proposal	Repairs to shopfront
Case Officer	Kwaku Bossman-Gyamera
Valid Date	08/12/2022
Applicant	Mr Bryan Fugler
Agent	Mr Alan Sherman

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT CONSENT

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for listed building consent for external works to include the repairs and refurbishment of the ground floor shop-front as a result of damage sustained to the frontage of the building, by a car crashing through the existing shop window frontage. This application here proposed to reinstate this as existing, without any subsequent changes.

Site and Surroundings

The application site relates to the ground floor commercial shops of No.816-818 High Road, N17 consisting of a ground floor retail unit within a part 2, part 3 storey mid-18th century end of terrace property situated on the east side of the High Road, on the corner with Northumberland Park.

The application site lies within North Tottenham Conservation Area which is characterised as an almost intact 19th century townscape incorporating notable surviving examples of earlier periods while the areas immediately to the east and west have changed dramatically.

The northern part of the conservation area, where the development site lies, is the best preserved and architecturally most diverse part of the conservation area with the best surviving townscape section of the High Road, containing some outstanding Georgian buildings.

This character sub-area containing a sequence of buildings reflecting changing patterns of development from the early/mid-18th century through the 19th to the 20th century.

Property at Nos. 816-818 is a grade II mid C18 listed building forming part of a group of listed houses.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- HGY/2019/3214 GTD 02/03/2020 Conversion of basement area to create a new residential unit including two new windows to front elevation and new front area light well (Listed Building Consent).
- HGY/2019/3192 GTD 02/03/2020 Conversion of basement area to create a new residential unit including two new windows to front elevation and new front area light well.
- HGY/2017/2602 GTD 04/10/2017 Display of externally illuminated timber fascia sign with matt finished aluminium lettering and non-illuminated projecting sign.
- HGY/2017/2599 GTD 09/10/2017 Alterations to shopfront to include addition of a traditional awning located on-top of the parapet wall.
- HGY/2015/0636 GTD 01/05/2015 Listed Building Consent for internal works in connection with the change of use to A3 in ground floor shop.
- HGY/2015/0636 GTD 01/05/2015 Change of use to A3 in ground floor shop.
- HGY/2010/1904 GTD 01/12/2010 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/2010/1346 GTD 01/12/2010 Change of use of property from college (D1) to supported accommodation for up to 6 people (C2)
- HGY/1995/0911 REF 30/04/1996 controlled mini-cab office. Change of use of ground floor from B1 (office) to radio

There is no enforcement planning history in relation to the site.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: No objection subject to conditions.

External:

- 2) Historic England: No objection in principle, but provided some guidance.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 50 letters. No representations received from neighbours, local groups, in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Impact on the character and appearance of the listed building;

3. Impact on neighbouring amenity;

Principle of development

The repair to the damage shopfront are considered to be appropriate in scale to the function of the centre and will support its vitality. The repairs would reinstate the shopfront to its original state. The development is therefore considered compatible to other uses of the adjacent buildings and land. Consequently, the proposal is principally supported by the adopted policies.

Impact on the character and appearance of the listed building

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

As noted above 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 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.

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" (Sections 16 (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 of Local Plan policy SP12 'Conservation' and adopted policy DM9 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy DM9 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;
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building;

The proposals also result in some improvements to the shop front and such benefits afforded weight in the determination of the application. The proposed heritage statement provides certainty over all aspects of the proposals and their acceptability on the external appearance of the building, the associated significance of the listed building and wider impact on the setting of other listed buildings and character of the conservation area.

As it stands, the plans would indicate the loss of historic fabric, culminating in harm to the Listed Building. However, the applicant has advised that they do wish to reinstate and retain as much of the building's historic fabric as possible. Consequently Officers are actively working with the

applicant, to enable them to bring the historic shopfront back to its original condition, without compromising the overall scheme.

Impact on neighbouring amenity

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposals do not introduce any new uses within the existing premises and weight therefore afforded to this. The development uses are not therefore considered to result in any additional or undue harm to those nearby or each other. Nor are the repairs of a scale that is likely to result in any. The proposals are therefore considered acceptable in neighbouring amenity terms.

Conclusion

The proposal is considered acceptable and the applicant has expressed a willingness to retain the historic features of the building. The applicant is engaged with Officers to demonstrate that they can retain as much of the historic building to the extent that is possible, and offer clear justification to any areas if this cannot be achieved. It is considered that, subject to conditions to secure final details, the principle of the development accords with Local Plan policies which seek to enhance the vitality and viability of town centres, and preserve and/or enhance the setting of heritage assets

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT CONSENT

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Prior to the commencement of any works, a schedule and annotated plan showing the

full extent of repairs and, where relevant, the retention of historic fabric and features shall be submitted to and agreed in writing by the local Planning Authority.

Reason: To preserve the significance of the listed building, its setting and those around it; as well as safeguarding the character of the conservation area in accordance with policy DM9 of the adopted DPD and Policy HC1 of the London Plan 2021 and the NPPF.

- 4 The new joinery work shall match the existing/damaged joinery in respect of materials, dimensions and profiles, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the significance of the listed building, its setting and those around it; as well as safeguarding the character of the conservation area in accordance with policy DM9 of the adopted DPD and Policy HC1 of the London Plan 2021 and the NPPF.

- 5 Prior to the commencement of any works, a schedule of all new surface materials including the proposed finish and decoration, including colour, to be used shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To preserve the significance of the listed building, its setting and those around it; as well as safeguarding the character of the conservation area in accordance with policy DM9 of the adopted DPD and Policy HC1 of the London Plan 2021 and the NPPF

Informatives:

- **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.