

Officer's Report

Application Number	HGY/2022/4428
Type	Listed building consent (Alt/Ext)
Location	808-812 High Road, London N17 0DH
Proposal	Listed Building Consent for Proposed alterations to include demolition of existing extensions; erection of a single storey rear extension to no.810-812; single storey rear extension with associated basement to no.808; internal alterations including addition of a lift to no.808, removal of internal partitions; internal renovations; and re-landscaping and other works
Case Officer	Samuel Uff
Valid Date	15/12/2022
Applicant	Mr Richard Serra
Agent	Mr James Beynon

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

Reference No: HGY/2022/4428 Ward: Northumberland Park

2. SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions

Conditions:

- 1) Time limit
- 2) In accordance with approved plans
- 3) Detailed materials
- 4) Method statements
- 5) Conservation professional
- 6) Hidden features
- 7) Floor boards
- 8) Extensions

Informatives:

- 1) Materials

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for Listed Building Consent for proposed alterations to the listed buildings of nos.808-812 High Road. The works would include demolition of existing extensions; further

excavation below no.808; internal alterations including addition of a lift to no.808; internal renovations and internal renovations.

3.2 A number of alterations were approved in previous listed building consents HGY/2017/1182 and HGY/2020/1586 for the sites. Various extensions and associated landscaping and access works are considered under relevant planning applications.

3.3 Relevant listed building consents specific to nos.810 & 812 include revealing and reinstating original designs, details, layouts, volumes, spaces, elevations, windows, doors and other architectural elements that are missing or damaged, in order to improve the appearance and character of the buildings. Works will also include providing WCs, kitchens, fire protection, ventilation and services. Previous approved elements such as the rear lightwells are no longer required and are omitted.

3.4 Listed building consent works specific to no.808 include removing unsympathetic internal alterations and subdivision to reinstate the original divisions between rooms and units, the volumes and proportions of spaces and the hierarchy of Georgian rooms and architectural design. Approved excavation to create habitable rooms to the basement of this part of the site are now omitted on the basis that this area is of high significance. The siting of approved lift has also been more sympathetically located and will not reach the top level for reasons of sensitivity to the fabric of the building. A lower gradient of sloped ramp to front is also proposed. These external changes are covered in the s.73 application HGY/2022/1642 and detailing of the external materials is also covered in that permission.

Site and Surroundings

3.5 The site contains a pair of attractive four storey Georgian dwellinghouse with gated undercroft service areas either side. Nos.810/812 is a single building designed as a symmetrical pair with no.808. The Grade II* listed pair are built in brick in the Queen Anne style.

3.6 The surrounding area is primarily commercial and is dominated by the Tottenham Hotspur Football Club stadium re-development. A large super market lies to the rear of the site and bookmaker lies to the north.

3.7 The site is within an Area of Archaeological Importance. The site is within a designated Local Centre, N17.

Relevant planning history

HGY/2017/1182 (810-812 High Road) Listed Building Consent for change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works Granted

HGY/2020/1586 Listed building consent for internal and external alterations to 798-808 High Road, including the demolition of rear extensions Nos. 798, 800-802, 804-806 and 808 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; and associated works Granted

HGY/2020/1584 Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works. Granted

HGY/2022/1642 (792-808 High Road) Section 73 application for a minor material amendment to the planning permission (ref: HGY/2020/1584) for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works. The proposal seeks to vary Condition 2 (Approved Plans) and Condition 31 (Cycle Parking). Amendments include relocation of proposed cycle store to the adjacent Sainsbury's car park site (no 28-48 Northumberland Park), with part of the approved cycle storage and refuse area to revert to flexible commercial space (use Class E) and installation of new substation; installation of level 03 link between the site and level 02 of Paxton Building; internal reconfiguration of stair core, approved commercial space and refuse storage; installation of additional substation; and associated works, as well as extended depth of proposed ground floor extension to no.808; associated basement excavation below the extension; and associated re-landscaping Granted

4. CONSULTATION RESPONSE

4.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer:

The proposed works to grade II* listed houses located at no.810-812, at the very heart of North Tottenham Conservation Area, will positively declutter the rear elevations of the listed buildings from the existing unsympathetic extensions and will complement the rear of No 808. The need for an extended basement at No 808 to accommodate a flexible events and learning space is fully understood and, although this requires alterations to floor levels and the basement will obscure the lower part of the rear elevation the proposal is nevertheless supported due to the cumulative, long lasting improvements that this scheme will bring to the fabric and fruition of the listed buildings as well as to their harmonious connection to the semi-public new space at their rear. This will outweigh the impact of the proposed basement and rear garden levels.

The rear gardens design promises to successfully complement the host buildings with their specific character and functions and will gently integrate with the semi-public yard at the heart of Paxton17. The proposed circulation and accessibility improvements to front and rear accesses to the buildings by means of carefully designed ramps will allow for a better, wider fruition of the buildings and are welcome.

The internal works will declutter the interiors from later, utilitarian alterations and will unveil the original spatial configuration of the main rooms of the two buildings, while respectfully retaining their individual character. This will also retain and restore much of the historic fabric and spatial configuration of the listed houses in full respect of their respective hierarchy of significance, which has been thoroughly investigated and clearly illustrated in the submitted application. The proposed uses and layouts will be compatible with the listed buildings.

The following details should be submitted for approval to ensure that the character of the building is fully preserved and complemented:

- Heritage method statements for proposed internal and external demolitions should be submitted before the commencement of the relevant works.
- Detail drawings to scale 1:20 of the proposed rear extension including glazed link.
- Detail drawings to scale 1:5 of the junctions between the proposed glazed link to rear extension and the rear elevation of the listed building at No 808

- Heritage method statement for erection of the new extension and fixings of the glazed link on the rear elevation of the listed building at No 808
- Material specification and material samples for the new rear extension to No 808
- Material specification, trial repairs and material samples for repair works throughout the buildings including repairs to external and internal steps and staircase.
- Finalised location and extent of M&E services and outlets including sockets, switches, radiators, and any other equipment throughout the building before completion of the relevant works.
- Detail drawings 1:10 and material specification of proposed toilets and kitchens
- Photographic records and specialist assessment of surviving wall papers and hessian papers surviving throughout the building should be approved by the planning authority before the commencement of works.
- Photographic records of damaged timber panelling and joinery throughout the building, related specialist assessment, specification for repairs and trial repairs should be approved by the planning authority before the commencement of works.
- Detail drawings to scale 1:10 and material specification for new entrance gate and ramp to front elevation of No 808
- Detailed location, dimensions, and material specification of proposed CCTV cameras to be installed to front elevation.
- Detail drawings, material specification and material samples of proposed landscape design to front courtyards.
- Detail drawings, material specification and material samples of proposed landscape design to rear gardens.
- Photographic records and assessment of conditions of original fireplaces as discovered further to opening works.
- Method statements and Specification for proposed repair works to fireplaces.

(Officer Comment: A comprehensive condition will address requirement for methodologies and details of the internal works. Conditions attached to the relevant planning permissions will cover the detail of external development and are not replicated. However, details of the method for building off of the wall for the glazed link are required.)

5. LOCAL REPRESENTATIONS

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

- Greater London Archaeology Advisory Service: Recommend a condition of the external works for archaeological exploration (Officer Comments: Such condition was attached to relevant planning permissions for the sites).
- Historic England: Authorise LBH to determine the application for listed building consent as seen fit (Officer Comment: Noted)

6 MATERIAL PLANNING CONSIDERATIONS

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

- Impact on the Heritage assets

Impact on the Heritage Assets

6.2 The subject contains two 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.

6.3 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 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'.

6.4 The National Planning Policy Framework (NPPF) recognises heritage assets as a irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF states 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'.

6.5 The buildings have previously been approved to restore the internal and external appearance of these buildings. The use would be compatible with the approved planning use. This application relates to the associated alterations to the fabric of the listed buildings and how the extensions would impact the external brickwork and updates previous listed building consents. The application offers an important opportunity to further enhance the appearance, features, and decoration of the interiors of the buildings.

6.6 The proposed works include positive repairs and reinstatement works to the exteriors of the buildings and to their front gardens. Such works are positive interventions that will reinforce the established character of the buildings. The proposal for the interiors includes works such as demolition of insensitive previously installed internal partitions and replacement low impact internal partitions, new M&E services, external and internal repair and replacement works which are clearly illustrated and justified by structural, condition and heritage assessment. However further investigations and detailing are still necessary to fully identify the extent of historic fabric and features, such as wallpaper, hessian, timber panelling and fireplaces and these investigations form part of the current application.

6.7 The application is supported by a Heritage Statement detailing the historic development of the terrace, analysing the design, fabric, and historic alterations of the buildings and clearly describes the hierarchy of significance of each of the listed building through a detailed attribution of heritage values to the design, materials, and decorative features of the listed houses. The articulation of the hierarchy of significance of the listed houses is also mapped on a set of significance plans appended to the Heritage Statement.

6.8 The detailed schedules of the impact of the proposed repair and refurbishment works, which are assessed against the heritage value of the affected design/ fabric/ decorative features, demonstrate that these works have been carefully considered on the basis of the conditions and significance of the architectural forms, built components and decorative elements of the listed buildings, as well as providing a maximum retention, minimum and reversible interventions approach has guided the design of this scheme.

6.9 The proposed refurbishment will beneficially conserve and unveil those external and internal historic features that contribute to the significance of the listed buildings while partially reconfiguring the interiors of these buildings and bringing them up to contemporary standards to accommodate new, flexible uses consistent with the strategic regeneration of the area.

6.10 These works will respectively retain, repair, or reinstate all those original and historic elements of the listed buildings that contribute to its significance while removing and replacing those non-original, neutral, or detracting, recent partitions, staircases, finishes and services that have a neutral or negative impact on the character of the building. However, the proposed repair works to

the historic fabric and decorative features need to be further detailed. Furthermore, many of proposed works will need to be refined consistently with the quality of the surviving historic fabric and its decay conditions that the proposed investigations and opening ups will allow to understand.

6.11 The new creative industries uses and related studios that will be accommodated in the listed buildings and will require light touch internal additions of plywood screens with incorporated shelving. Any use of the front garden for display of works of art shall be detailed in any landscaping submission for the relevant planning application.

6.12 The external alterations to landscaping, ramps and extensions will create an unbalancing of the two buildings but this is considered to be relative minor in heritage significance and will be outweighed by the overall improvements to the buildings and setting.

6.13 Accordingly, the following details should be submitted to the local authority and discussed with conservation officers, also on-site as deemed necessary, during the preliminary stages of the proposed works, once that the necessary information and submissions have been provided. This is to ensure that the historic fabric and decorative features of the building are appropriately identified, assessed, repaired, and protected throughout the duration of the works so to protect the features of special interest and the historic character of the Listed Buildings.

Conclusion

6.14 Subject to the approved conditions discharge, the listed building consent is considered to preserve those elements of the setting that make a positive contribution to and better reveal the significance of the asset.

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

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions

Conditions:

- 1 The works to which this Listed Building Consent relate must be begun five years from the date of this decision notice. This condition is imposed by virtue of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 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.

- 3 All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.
- 4 Prior to the commencement of the relevant part of the works, the following shall be submitted to the Council for further consideration:
 - a) a schedule of all repair and reinstatement works including a detailed methodology statement;
 - b) details of joinery, material specification, samples and trial repairs;
 - c) photographic records and details of timber and floor repair works including fireplaces, wallpaper, hessian, timber panelling, staircase, floor joists, mouldings and architraves;
 - d) details and specifications for proposed M&E, fire protection, sound insulation, toilets and kitchen fittings;
 - e) details of any CCTV installation; and
 - f) where paint is to be removed and re-painted, the colour and composition of the proposed paint.
- 5 All new works and works of making good to the retained fabric, whether internal or external, shall be supervised by a conservation professional and repair works should be carried out by specialist contractors so to match or complement the original materials, colours, texture and profile as per approved plans.
- 6 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.
- 7 Where floor boards are to be removed and re-laid, these should be numbered accordingly in order that they are taken out and put back at the same location.
- 8 Prior to relevant demolition, heritage method statements shall be submitted to ensure that demolition of existing extensions and proposed extensions do not harm the external appearance of the building.

Informatives:

- Samples of external materials (including the rear extension hereby granted Listed Building Consent) are required to be submitted pursuant to Planning Permission HGY/2017/1181, HGY/2020/1584 & HGY/2020/1586 and any subsequent amendments to these permissions.