

Officer's Report

Application Number	HGY/2023/0095
Type	Approval of details reserved by a condition
Location	Broadway Annexe, Hornsey Town Hall, The Broadway, Hornsey, London, N8 9JJ
Proposal	Approval of details reserved by a condition 10a (details of structural repair and methodology) only of Listed Building Consent approved under HGY/2020/1327 (original permission HGY/2017/2223)
Case Officer	Samuel Uff
Valid Date	11/01/2023
Applicant	mr John Bassi
Agent	mr John Bassi

RECOMMENDATION

Refuse

APPROVED DEVELOPMENT

HGY/2020/1327 Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 2 (approved drawings) of listed building consent HGY/2017/2223 to reference updated drawing numbers incorporating changes to the Broadway Annexe resulting from the detailed design stage of the scheme.

CONSULTATION RESPONSE

LBH Conservation: The details provide no detail on structural works carried out so far nor those intended to be carried out. Information is irrelevant to this application and not of sufficient quality or detail required for heritage submission.

ANALYSIS/ASSESSMENT

Condition 10 reads:

10. Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun:

a) Details of structural repairs, including relevant method statements;

b) Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;

c) Details of repairs and alterations to panelling, decorative finishes and metalwork, including staircase balustrades, balconies and glazed screens. Details shall include method statements;

d) Samples of new facing materials to the Broadway Annex and the proposed new build elements, including rear extension.

e) Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;

f) Details of proposed lighting

The relevant work shall be carried out in accordance with such approved details

The application seeks only discharge of part a) which relates to structural repairs and methodology. The application is supported by a series of demolition plans that appear to vary from those approved. There is minimal information of repairs nor methodology.

An informative will advise that the detailed submissions require specific heritage assessment to ensure they protect that heritage significance of the building.

RECOMMENDATION

REFUSE DISCHARGE CONDITION

Informatives:

- INFORMATIVE: The application requires heritage expertise and detailed structural and heritage response and methodologies, with clear narrative of agreed works and how these details address the approved development. This submission fails to provide this clarity.