

Officer's Report

Application Number	HGY/2023/0769
Type	Approval of details reserved by a condition
Location	792-794, High Road, London, N17 8EP
Proposal	Partial approval of details reserved by a condition Condition 3 of Listed Building Consent reference HGY/2022/1659 for parts "F" (historic ceiling cornices, architraves, dado railings, panelling, and skirtings), "G" (floor boxes) and "H" (method statement historic doorways and fireplaces) only.
Case Officer	Samuel Uff
Valid Date	20/03/2023
Applicant	Mr Richard Serra
Agent	Mr James Beynon

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1659 Listed Building Consent for demolition and replacement of internal partitions and installation of new mechanical equipment and restorations; installation of external pendant lighting and spike lighting; repair / replacement of rear doors; replacement secondary glazing; and new shutters and vents; and associated works

CONSULTATION RESPONSE

LBH Conservation – detail are sufficient for these parts of condition.

ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Prior to commencement of each of the below internal works, the requisite test works shall be undertaken and form part of a details submission that shall be submitted to and approved by the Local Planning Authority. Such works shall be undertaken in accordance with these approved details:

- a) map of the exact location of proposed opening up and works, extent, and assessment of conditions of lathe and plaster ceiling;*
- b) map of the exact location of proposed opening up and works, extent, and assessment of conditions of historic timber floors;*
- c) map of the exact location, extent, and assessment of conditions of historic stone floors to basement;*
- d) details of the conditions and proposed repairs to historic rear staircases to No 792 and to No 794;*
- e) photographic record, assessment of conditions and details of proposed repairs to historic cupboards to No.794;*

f) photographic record and map in plan and elevation drawings of missing or damaged historic ceiling cornices, architraves, dado railings, panelling, and skirtings;
g) details of exact location and specification of proposed floor boxes;
h) method statement and material specification for reinstatement of historic doorways and fireplaces and protection of adjoining surfaces.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Pursuant to condition 3 the applicant has provided a technical document to address parts (f), (g) and (h) of Condition 3, prepared by F3 Architects (March 2023). These details have been reviewed by the Council's conservation officer who has confirmed they are sufficient to satisfy these parts of the condition.

Parts a), b) and c) have previously been signed off under reference HGY/2023/4387 so only parts d) and e) remain outstanding.

RECOMMENDATION

PARTIAL GRANT DISCHARGE CONDITION

Informative:

The applicant is advised that Parts (a), (b) and (c) have been formally discharged under reference HGY/2023/4387. Parts (d) and (e) remain outstanding and require formal discharge before condition 3 is discharged in full.

Informatives:

- INFORMATIVE: Parts d) and e) remain outstanding.