

Officer's Report

Application Number	HGY/2023/0287
Type	Listed building consent (Alt/Ext)
Location	792-794 High Road, Tottenham, London, N17 8EP
Proposal	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 2 of Listed Building Consent Reference No. HGY/2022/1659, to vary the schedule of approved plans in order to reflect minor internal design changes to the building.
Case Officer	Neil McClellan
Valid Date	30/01/2023
Applicant	Mr Richard Serra
Agent	Mr James Beynon

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions (as amended by this application).

Conditions:

- 1) Development begun no later than five years from the date of the original decision;
- 2) In accordance with approved plans (as amended by this application);
- 3) In accordance with previously discharged conditions;
- 4) Further details;
- 5) Supervision of work;
- 6) Notification of discoveries.

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Proactive statement

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

The Site comprises two properties (Nos. 792 & 794 High Road) which form part of a wider terrace of properties fronting the High Road known collectively as the 'Northumberland Terrace'. Both properties are Grade II listed. The rest of the terrace comprising 790 High Road (Dial House) and 796 High Road (Percy House) are both Grade II* listed.

History & Background

The Northumberland Terrace is an important heritage asset owned by THSFC and the subject of the 'Cultural Quarter' regeneration project which seeks to create a vibrant new commercial, cultural

and creative area that interlinks with the new Stadium and enhances, and better reveals, the heritage significance of the area.

Significant external restoration of 792-794 High Road including the removal of the unsympathetic rear extensions has already taken place under previous consents. Planning permission has been granted for their change of use to a mixed-use building comprising arts studios and exhibition space and for external works (Ref: HGY/2022/1658).

As part of this scheme Listed Building Consent was granted (Ref: HGY/2022/1659) for the associated alterations to the fabric of 792-794 High Road including, the removal and replacement of internal partitions; the installation of new mechanical equipment; installation of external pendant lighting and spike lighting; the repair and/or replacement of rear doors; replacement of secondary glazing; the installation of new shutters and vents; and associated works. It is this listed building consent that the current application seeks to amend.

Pursuant to the above listed building consent the following conditions have been discharged:

HGY/2023/0769 - Partial approval of details reserved by Condition 3 of LBC 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.

HGY/2022/4387 - Partial approval of details reserved by Condition 3 of LBC reference HGY/2022/1659 for parts (a) (lathe and plaster ceiling), (b) (historic timber floors) and (c) (historic stone floors in basement) only.

NOTE: Parts d) (details of the conditions and proposed repair of historic rear staircases) & e) (details of the condition and repair of historic cupboards) of Condition 3 have not been discharged.

Approved Development

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

Decided 04.11.2022 along with the associated planning permission reference HGY/2022/1658 for the change of use of the buildings from residential (C3) to mixed use arts studios and exhibition space (Class E and F1b) in conjunction with the alteration and replacement of doors, windows, shutters, external lighting and storage area and associated landscaping and other works.

Proposed Changes

In response to further internal investigations and ongoing design development, a need for minor amendments to the internal layouts has arisen.

The application therefore seeks to modify the schedule of approved plans listed under Condition 2 of the LBC to regularise these minor changes.

The changes are internal amendments only and there are no external or other changes proposed. The associated planning permission reference HGY/2022/1658 remains unaffected by the current application.

The following internal changes are proposed:

- Forming horizontal fire compartments by adding material to the modern ceilings as opposed to lifting the existing/historic floors in some areas.
- Change of floor material in the basement of No. 794
- Change of radiator type throughout.
- Retention of the existing basement stair in No. 794 with the associated alteration to the layout of the proposed adjacent accessible WC.

CONSULTATION

Internal

LBH Principal Conservation Officer: No objection to the proposed amendments.

External

Although not a statutory requirement the following have been notified of the S19. Application:

Historic England;
The Tottenham Conservation Area Advisory Committee; and
The Tottenham Civic Society.

No responses have been received.

ANALYSIS/ASSESSMENT

Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that any person interested in a listed building with respect to which listed building consent has been granted subject to conditions may apply to the local planning authority for the variation or discharge of the conditions.

Dealing with each proposed change in turn:

1. Ceiling Amendments (Fire Compartments)

The approved LBC lifted the floors/floorboards within the buildings and added material within the depth of the floor voids to form the necessary horizontal fire compartments. Further site investigation works have revealed that all but two ceilings are modern additions, comprising gypsum plaster boards and being of no historic significance.

As a consequence, the proposed revision seeks to cover the existing ceilings with a thin layer of fire rated board in order to improve the fire safety performance of the floors. This avoids the need to disturb existing floors and historic floorboards.

2. Floor Material (No. 794 Basement)

Site investigation work has shown that no historic material survives in the basement of either property. The revised proposals for the 794 High Road basement therefore replicate those consented at 792 High Road through the use of a ceramic tile. Given the lack of historic significance to this area, there would be no heritage harm arising and the resultant position would be consistent with that consented elsewhere.

3. Change in Radiator Type

Plain white 'Stelrad Compact' radiators are proposed within both properties. This would be a like for like replacement of what currently exists.

4. Retention of Existing Basement Stair (No. 794)

The existing stair connecting basement and ground levels within 794 High Road would be retained. This results in minor layout changes to the ground level only, which have no bearing upon the use or accessibility of this part of the building. Retaining an original feature of the property is seen as a highly beneficial to the scheme.

Conclusions

There are no material changes to the heritage assessment which accompanied the Listed Building Consent reference no. HGY/2022/1659. This identifies the significance of the Site and concluded that the proposals were acceptable, ensuring the meaningful reuse of two historic properties and that no harm would occur to the significance of the buildings. The conclusions of the heritage assessment remain unchanged by the proposed amendments.

The statutory duty to preserve listed buildings and their setting (imposed by S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990) continues to be addressed, as do the applicable requirements of the National Planning Policy Framework (NPPF) and applicable Development Plan policies.

The conditions imposed on the original Listed Building Consent (ref: HGY/2022/1659) are recommended for re-imposition. Where conditions have already been discharged; they are to be worded to require compliance accordingly.

RECOMMENDATION

APPROVE subject to the following condition(s):

Conditions:

- 1 The works hereby permitted shall be begun not later than 5 years from the date of the original Listed Building Consent (Ref: HGY/2022/1659) on the 04/11/2022.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The approved plans comprise drawing nos:

SBND-1000-ZZ-LZZ-ST-A-08000 P1; SBND-1000-ZZ-LZZ-ST-A-08001 P1; SBND-1000-ZZ-LB1-GA-A-92110 P2; SBND-1000-ZZ-LB1-GA-A-92111 P2; SBND-1000-ZZ-L01-GA-A-92112 P2; SBND-1000-ZZ-L01-GA-A-92113 P2; SBND-1000-ZZ-ZZ-EL-A-92210 P1; SBND-1000-ZZ-ZZ-EL-A-92211 P1; SBND-1000-ZZ-ZZ-SE-A-92310 P1; SBND-1000-ZZ-ZZ-SE-A-92311 P1; SBND-1000-ZZ-ZZ-SE-A-92312 P1; SBND-1000-ZZ-LB1-EL-A-09610 P1; SBND-1000-ZZ-B1-EL-A-09611 P1; SBND-1000-ZZ-L01-EL-A-09612 P1; SBND-1000-ZZ-LB1-DE-A-31028 P1; SBND-1000-ZZ-L00-DE-A-31029 P1; SBND-1000-ZZ-L01-DE-A-31030 P1; SBND-1000-ZZ-L00-DE-A-31031 P1; SBND-1000-ZZ-LB1-GA-A-20110 P2; SBND-1000-ZZ-L00-GA-A-20111 P2; SBND-1000-ZZ-L01-GA-A-20112 P2; SBND-1000-ZZ-L01-GA-A-20113 P2; SBND-1000-ZZ-ZZ-EL-A-25210 P1; SBND-1000-ZZ-ZZ-EL-A-25211 P1; SBND-1000-ZZ-ZZ-SE-A-26310 P2; SBND-1000-ZZ-ZZ-SE-A-26311 P2; SBND-1000-ZZ-ZZ-SE-A-26312 P2; SBND-1000-ZZ-LB1-EL-A-22610 P1; SBND-1000-ZZ-LB1-EL-A-22611 P1; SBND-1000-ZZ-L01-EL-

A-22612 P1; SBND-1000-ZZ-LB1-DE-A-31010 P1; SBND-1000-ZZ-L00-DE-A-31011 P1; SBND-1000-ZZ-L01-DE-A-31012 P1; SBND-1000-ZZ-L02-DE-A-31013 P1; SBND-1000-ZZ-ZZ-DE-A-31018 P1; SBND-1000-ZZ-ZZ-DE-A-31019 P2; SBND-1000-ZZ-ZZ-DE-A-31020 P1; SBND-1000-ZZ-ZZ-DE-A-31021 P1; SBND-1000-ZZ-ZZ-DE-A-31022 P1; SBND-1000-ZZ-ZZ-DE-A-31023 P1; SBND-1000-ZZ-ZZ-DE-A-31024 P1; SBND-1000-ZZ-ZZ-DE-A-31026 P1; SBND-1000-ZZ-ZZ-DE-A-31027 P1; SBND-1000-ZZ-ZZ-DE-A-31032 P1; SBND-1000-ZZ-ZZ-DE-A-31033 P1; SBND-1000-ZZ-ZZ-DE-A-31034 P1; SBND-1000-ZZ-LB1-DE-A-31014 P1; SBND-1000-ZZ-L00-DE-A-31015 P1; SBND-1000-ZZ-L01-DE-A-31016 P1; & SBND-1000-ZZ-L02-DE-A-31017 P1.

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 Prior to the 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:

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.

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.

Note: Formerly condition 3 of LBC Ref: HGY/2022/1659. Parts a), b), c), f), g) & h) of the original condition have already been discharged (see condition 4 below).

- 4 All internal work shall be undertaken in accordance with the details approved under the approval of details applications HGY/2023/0769 (determined 07.06.2023) & HGY/2022/4387 (determined 22/05/2022) pursuant to condition 3 (parts a, b, c, f, g & h) of the original permission LBC reference HGY/2022/1659, unless agreed otherwise in writing by the Local planning Authority.

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.

- 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.

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.

- 6 If any unforeseen discoveries or new information about the decay condition of the building arises at any stage during the execution of works requiring new surveys or any deviation from the approved works, these shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works. If further investigation and / or supporting works result in the deviation from the approved details including the approved method statements, details of any required measures including new or revised works shall be submitted to and approved by the Council as local planning authority and thereafter implemented strictly in accordance with the approval.

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.