

Haringey Planning Service
Level 6
River Park House
225 High Road
Wood Green
London
N22 8HQ

03 August 2023

Dear Sir/Madam,

**HARINGEY CIVIC CENTRE, 225 HIGH ROAD, WOOD GREEN, N22 8HQ
PLANNING (LISTED BUILDING AND CONSERVATION AREA) ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT FOR SURVEY, TRIAL CLEANING AND TRIAL REPAIRS OF
INTERNAL STONE AND TERRAZZO FINISHES**

On behalf of our client, the Mayor and Burgesses of the London Borough of Haringey ("the Applicant"), we hereby submit an application for listed building consent in respect of Haringey Civic Centre, a Grade II listed building.

This letter forms a covering letter for the application and the Listed Building Appraisal.

This application seeks consent for trial cleaning and repair works to the internal stone and terrazzo finishes by PAYE.

The application relates to the following development:

"Survey, trial cleaning and repairs of internal stone and terrazzo finishes."

There is a separate application for listed building consent for the refurbishment and extension of the listed Civic Centre (application reference HGY/2023/1044), and the cleaning and repair of the internal stone and terrazzo finishes is proposed as part of this application. During discussions with officers following submission, it was agreed that the surveys, trial cleaning and trial repairs to inform the method statement for the repair works and cleaning would need a separate listed building consent.

The Applicant engaged in pre-application discussions with Elisabetta Tonazzi, who is a Senior Conservation Officer at the Council regarding the trial cleaning and repair works, who has agreed the scope of the application requirements.

PAYE has been awarded a contract by the Council to carry out the survey work and trial cleaning and repairs to the internal marble, stone and terrazzo floor and wall finishes. PAYE are stone conservation specialists with a Royal Warrant.

The application comprises of the following documentation:

1. Document Schedule (NG1), prepared by Montagu Evans;

2. This Covering Letter and Listed Building Appraisal, prepared by Montagu Evans;
3. Planning Application Form, prepared by Montagu Evans;
4. Site Location Plan, prepared by Hawkins Brown;
5. Block Plan, prepared by Hawkins Brown;
6. Floor Plans, annotated to show proposed surveys, trial cleaning and repairs, prepared by Hawkins Brown with annotations by PAYE; and
7. Quotation for the works prepared by PAYE..

Listed Building Appraisal

The Civic Centre is grade II listed. This letter therefore provides a Listed Building Appraisal of the effect of the survey, trial cleaning and repairs on the significance of the listed building.

Background

The Council has decided to retain the original use of the listed building as a town hall and Council offices. This use requires the least intervention, particularly to the democratic spaces, which were designed specifically for this function and more difficult to adapt to new uses. However, the building is in poor condition and requires refurbishment. The survey of the internal stone finishes and trial cleaning and repairs enables the refurbishment of the internal stonework, which is of clear heritage benefit.

Summary History

The Civic Centre was built on the site of the Fishmongers' and Poulterers' Almshouses. The existing buildings were constructed between 1955-58. The architects, Sir John Brown, A.E. Henson and Partners (partner in charge: J.E.S. Sayers), were the winners of a design competition held in 1938 but the design then submitted was never carried out, owing to the Second World War. The 1955 scheme was updated and differed from the plans of 1938 with petty sessional courts not included and the provision of auditoria and a library added to the design. The site was also changed, from the site of a former Town Hall to the current site which was about a quarter of mile to the south of the originally proposed site.

The original design intent for the Civic Centre was for three phases, including an auditorium and library to the west and north, around a central garden. Only the first phase was completed. The original plans and elevations are provided in the extracts from the 2019 Heritage and Planning Assessment.

Assessment of Significance

Although the full design intent and landscaped layout for the Civic Centre and associated public buildings was never realised, the extant Civic Centre building represents a standalone example of an early post war civic centre that remains relatively unaltered. It reflects the important influence of Scandinavian architecture in early post-war England and adopts its subtle qualities to achieve the sense of openness and modernity which define the aspirations of the post war civic centre as a type.

The list description identifies the following principal reasons for the Grade II listing of the Civic Centre:

“Architectural Interest:

- *For its clear Scandinavian influence, the subtle qualities of which express architecturally the values of informality, transparency and modernity, defining aspirations of the post war civic centre as a type;*
- *For its generous planning and creative use of space;*
- *For its elegant and consistent application of high quality materials and detailing in the principal internal spaces;*
- *For the level of survival of key aspects of the building’s character and physical fabric.*

Historic Interest:

- *As the first civic centre of its size to be built from scratch after the end of the Second World War;*
- *In the subsequent interest shown in the building by architects and councillors developing civic centre schemes elsewhere in the country.”*

Legislative and Policy Context

THE STATUTORY FRAMEWORK AND THE STATUTORY DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan in respect of the site:

- The London Plan 2021;
- Local Plan: Strategic Policies 2013 (with alterations July 2017);
- Local Plan: Development Management DPD (July 2017); and
- Site Allocations DPD (July 2017).

Section 16(2) of the Planning (Listed Building and Conservation Areas Act) 1990 states:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Chapter 16 of the National Planning Policy Framework (NPPF) sets out the national policy on the historic environment. Paragraph 193 states that the conservation of designated heritage assets is of great weight, irrespective of whether this is substantial harm (total loss) or less than substantial harm. Paragraph 196 states that less than substantial harm to

designated heritage assets should be weighed against the public benefits of a scheme, including securing its optimum viable use.

Policy HC1 is the London Plan policy on the historic environment, which states:

“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.”

Policy SP12 (Conservation) is Haringey’s Strategic Policy on the historic environment, which states the design of any new development must be sympathetic to and seek to preserve and/or enhance these heritage assets. Policy SP12 states that Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.

Policy DM9 (Management of the Historic Environment) is Haringey’s Development Management policy, which supports development that conserves and enhances the significance of heritage assets. This policy requires applications for development affecting heritage assets to be supported by a statement assessing the significance of heritage assets and an assessment and justification of the impact; this reflects the requirements of paragraph 189 of the NPPF. This letter fulfils this requirement.

Heritage Impact Assessment

The proposed works involve:

- Survey of the internal stonework;
- Trial cleaning of internal stonework, marble and terrazzo; and
- Trial repairs of the internal stonework, marble and terrazzo.

These works will be carried out by PAYE who are leading stone conservation specialists. The works are required to inform the method statement for the refurbishment of the stone work, which in itself will conserve the historic fabric of the building, including its highest quality finishes. This is of clear heritage benefit.

We therefore conclude that the proposed survey and trial cleaning and repairs of the internal stonework would preserve the significance of the listed building so comply with national and local planning policy on the historic environment, specifically London Plan Policy HC1, Haringey Strategic Policy SP12 (Conservation), Haringey Development Management Policy DM9 and paragraph 193 of the NPPF. In granting listed building consent for the works, the Council would be discharging their statutory duty with respect to section 16(2) of the 1990 Act.

Application Procedure

We trust the information submitted is in order and allows you to validate and determine this application, however, should you require any further details please do not hesitate to contact Lucy Markham (lucy.markham@montagu-evans.co.uk / 07818 012 536) or Harriet Suter (harriet.suter@montagu-evans.co.uk / 07920 419800) at this office in the first instance.

Yours sincerely,

Montagu Evans

Montagu Evans LLP
Enc.