

Application Number:	HGY/2023/0459
Application Type:	Listed building consent (Alt/Ext)
Address:	744, 790, 796, 808 and 810/812 High Road N17 0AL
Proposal:	Listed Building Consent to install non-illuminated fascia plaques to Nos. 744, 790, 796, 808 and 810/812 High Road, comprising a total of 5 x blue plaques
Case Officer:	Samuel Uff
Valid Date:	15/02/2023
Applicant:	3
Agent:	Mr Richard Serra James Beynon

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions

Conditions:

- 1) Time limit
- 2) In accordance with approved plans

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for Listed Building Consent for proposed alterations to install non-illuminated fascia plaques to Nos. 744, 790, 796, 808 and 810/812 High Road, comprising a total of 5 x blue plaques. These plaques would be circular, with size of 490mm x 10mm and attached to the brickwork of the building. These would be non-illuminated.

The application has been amended to remove 13 bronze rectangular plaques, which were to be located on between the application buildings but also nos.746, 748, 792, 794, 798, 800, 802 and 814 High Road. The description and site addresses have therefore been amended to reflect the amended

Site and Surroundings

The site contains attractive four storey Georgian buildings. Nos.790, 796, 808 and 810/812 are all Grade II* listed. No.744 is Grade II Listed.

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

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer:

Comments received 24 August, 2023:

For 744, if it's on modern stucco, then the immediate impact from the fixings is less important, however I think we need to ensure that the number of fixings is minimised, so that the holes are easier to make good, should the plaque be removed in the future. If the same back plate is proposed as on the brickwork then this would be adequate.

Comments received 14 August, 2023:

I have read the original consultation response and the reduction of plaques to Northumberland terrace is welcomed, which no longer proposes all the bronze plaques. The fixing detail for brickwork shows that the proposed fixing method would only be located within the mortar joint of the brickwork and would be reversible. However there main a couple of concerns regarding the proposed signage:

1. There is no fixing detail for No. 744 as the plaque is proposed to be located on Ashar stonework, not brickwork.
2. The two plaques to 810-812 and 808 are slightly oddly sited, and two plaques on either side of the building are in close proximity and may appear a little cluttered - this could benefit from one elevation of both buildings together to help consider the cumulative impact on the appearance of the building and address the wording issue below.
 1. There also appears to be an error in the proposed elevations and plaque wording, with the one on 810-812 stating that the building was built in conjunction with 810-812 and 810-812 has two different proposed elevations with different plaques on it – DWGs NTGM-F3-ZZ-LZZ-EL-A-08113 Rev S2.P2 and NTGM-F3-ZZ-LZZ-EL-A-08112 Rev S2.P1

3. As set out in the original consultation - Warmington House, the remains of the frontage of the Tottenham and Edmonton Dispensary and Red House would benefit from a strong, unifying visual narrative underpinned by a variety of branded signs designed to raise public awareness about the built heritage incorporated into the stadium area. The loss of the signage, including for the demolished buildings, is in some respects a downgrading of the scheme for these heritage assets.

Initial Comments received 16 May, 2023: The proposed heritage trail, with related signposting plaques encased on the pavement and dark blue plaques represents undoubtedly a much welcome opportunity to unveil, celebrate and experience the surviving heritage assets surrounding the Tottenham Hotspur's stadium and related new development.

These plaques and proposed locations are also consistent with other institutional plaque schemes as well as being in line with the approved floor plaques located in the Tottenham Experience and the floor plaque that will complement the historic Cockerel clock that will be erected on a lamp post.

However, it is useful to focus on the varied intrinsic and group value, historic, architectural and townscape importance of the various buildings covered by the application when assessing the impact of and need for such an extensive set of signs that also includes 11 rectangular bronze plaques to be installed on the boundary wall or railings of all the historic buildings addressed by the application.

While grade II listed Warmington House, the remains of the frontage of the Tottenham and Edmonton Dispensary and any memory of the now lost Red House are built heritage fragments whose original context and non-designated buildings do not exist anymore, indeed the North Tottenham conservation area breaks up here, and these heritage fragments are nowadays physically and conceptually incorporated into the Tottenham experience and the spurs history, the situation is totally different for Northumberland terrace that still stands as a relatively well preserved group of architecturally and historically valuable buildings of national importance still largely immersed in their built historic environment of the North Tottenham High road and Conservation Area.

Within this context, it is accepted that weaker heritage assets such as Warmington House, the remains of the frontage of the Tottenham and Edmonton Dispensary and Red House would benefit from a strong, unifying visual narrative underpinned by a variety of branded signs designed to raise public awareness about the built heritage incorporated into the stadium area. On the contrary, the buildings forming Northumberland terrace, have their own and collective historic importance that predates and supersedes the football club history and importance in built heritage terms and therefore conservation of significance means in cultural terms to allow these buildings to be read and understood as part of their local conservation area, while being discretely signposted by means of round plaques reminiscent of the established blue plaques scheme.

The best preserved and most valuable terrace of the conservation area should be as unbranded, as visually uncluttered and as architecturally authentic as possible and it is unclear why a sprawl of repetitive, rectangular bronze signs, probably hard to read, aggressively branded and only providing fragments of information is necessary on boundary walls and gates in addition to the proposed round plaques, especially when digital interactive guides will be available to provide extensive information to visitors to the area.

Especially given that the heritage trail aims to communicate and raise the profile of the wider and varied cultural heritage of the area, tangible and intangible, it is important that the intrinsic historic importance and architectural quality of the key buildings of the conservation area are honestly unveiled and communicated by means of ad hoc signs, kept to the minimum, and by creating the greatest opportunities to access and fully experience these historic buildings with a suitable guide. The proposed 10 rectangular plaques to be installed to the front boundaries of Nos 790-814 High road appear unnecessary, visually repetitive and cluttering and would negatively impact on the character and appearance of the host buildings, especially those listed buildings that will already benefit from a round plaque.

In its current configuration the application cannot be supported from the conservation perspective.

Officer Response: The application has been amended in accordance with these comments and retains only the blue plaques. The rectangular plaques deemed to create clutter and negatively impacting the character of the listed buildings have been removed. The sign attached not attached to brickwork would be in modern replacement stucco, rather than original and is acceptable subject to there not being excessive number of openings used. This would be the same back plate as the brick, so would be acceptable.

External:

Historic England: Satisfied for this to be considered by LBH specialist conservation advisors.

LOCAL REPRESENTATIONS

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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Impact on the Heritage assets

Impact on the Heritage Assets

The subject contains a Grade II and 5 Grade II* listed buildings 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.

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'.

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'.

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.

The proposed heritage trail, with related signposting plaques encased on the pavement and dark blue plaques represents a welcome opportunity to unveil, celebrate and experience the surviving heritage assets surrounding the Tottenham Hotspur's stadium and related new development.

These plaques and proposed locations are also consistent with other institutional plaque schemes as well as being in line with the approved floor plaques located in the Tottenham Experience and the recently approved floor plaque that will complement the historic Cockerel clock that will be erected on a lamp post.

Northumberland terrace has retained a relatively well preserved group of architecturally and historically valuable buildings of national importance largely immersed in their built historic environment of the North Tottenham High Road and Conservation Area. As such the proliferation of excessive plaques would have detracted from these heritage assets and caused an unacceptable loss harm to their significance.

The amended application has removed the excessive number of rectangular bronze plaques to be installed on the boundary wall or railings of all the historic buildings and the application has been simplified to provide only the blue plaques. These are considered to sit comfortably within the heritage assets and positively detail the historic interest of the heritage trail. Clarification was sought that it would be the same back plate for the signage and that this would not be on historic stucco.

The submitted Design and Access Statement has not been amended from the original submission but provides sufficient detail of how these plaques will be attached to the brickwork. Development shall be in accordance with this methodology to ensure that the features of special interest and the historic character of the Listed Buildings.

Conclusion

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.

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

GRANT LISTED BUILDING CONSENT subject to conditions

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

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

- 2 The Listed Building Works hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.