

The Queens Hotel, Crouch End, London, N8 9DE
Brunning & Price

Written by Darcey Whitlock & checked by Jonathan Phillips
01/09/2023



**PLANNING SUPPORT STATEMENT
INCORPORATING DESIGN AND ACCESS
STATEMENT AND HERITAGE
STATEMENT
ALTERATIONS TO EXISTING EXTRACTION
EQUIPMENT ON THE REAR ELEVATION OF
THE QUEENS HOTEL, CROUCH END,
LONDON**

Quality Assurance

Site name:	Queen's Head, 26 Broadway Parade
Client name:	Brunning & Price
Type of report:	Planning Support Statement incorporating Design and Access Statement and Heritage Statement
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Date	01/09/2023
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1.0 Introduction

1.1. This Planning Support Statement has been prepared to accompany applications for retrospective planning permission and listed building consent for alterations to the existing extraction equipment on the rear elevation of The Queens, Crouch End, London. The application premises comprise a grade II* listed building. Furthermore, the application site lies within a designated conservation area. Consequently, this Planning Support Statement also includes a Heritage Statement, as well as a Design and Access Statement. Site Description & Surrounding Area

1.2. This Statement is set out in eight sections and comprises:

1.0 Introduction

2.0 Site Description & Surrounding Area

3.0 Proposals & Planning History

4.0 Relevant Planning Policies

5.0 Assessment of Planning Issues

6.0 Summary

7.0 Design and Access Statement

8.0 Heritage Statement

2.0 Site Description & Surrounding Area

- 2.1 The application site comprises existing public house premises located on 26 Broadway Parade in Crouch End, the public house is situated at the junction with Elder Avenue, and forms views in both directions along Broadway Parade. The Queen's public house adjoins the end of the terrace at the junction, it was originally a hotel of 1899-1901, and is recognised as one of the pinnacles of late Victorian pub design.
- 2.2 The building itself is Grade II* Listed and lies within the Crouch End Conservation Area. The Historic England listing description for the application premises dates it to the mid-nineteenth century. The listing description notes that to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.
- 2.3 The application site is located on a prominent corner within the Crouch End Conservation Area and consists of a 3-storey building. The surrounding area is characterised by 3-storey terraces with mixed usage.

3.0 Proposals & Planning History

- 3.1 The Queens, Crouch End, is a Public House with accommodation. Following an ongoing leak in the kitchen for months, caused by a stack pipes from the above flat, part of the extraction system was removed to access the pipe. Following the removal, a smaller extraction system was implemented. This was so that access would always be available going forward to the stack pipe rather than moving the extraction system each time.
- 3.2 This application is for retrospective planning permission and listed building consent for the alterations to existing extraction equipment on the rear elevation of The Queens, 26 Broadway Parade, London.
- 3.3 From the details available on Haringey Council's on-line records, the application site has been subject to a number of planning applications, detailed below.

REFERENCE NO.	APPLICATION	DECISION AND DATE
OLD/1951/0051	New sanitary accommodation & rebuild W.C	Approved 30/04/1951
OLD/1951/0052	Conversion of 2nd & 3rd floor into 6 flats & 1st floor into staff accommodation.	Approved 19/12/1951
OLD/1958/0039	2 illuminated overhanging signs.	Approved 23/07/1958
OLD/1959/0052	Illuminated overhanging signs.	Approved 08/05/1959
OLD/1964/0605	Alterations & additions to PH & staff acc & of remainder into 8 self-contained flats	Refused 25/06/1964
OLD/1964/0080	Alterations & additions to PH & staff acc & of remainder into 8 self-contained flats. (Revised).	Approved 17/8/1964
OLD/1979/0119	Listed building consent for extension to public house to provide a stage and dressing room.	Approved 02/12/1979
OLD/1979/0118	Listed building consent for refurbishing the interior of existing public house.	Approved 07/12/1979

OLD/1985/0113	Listed building consent for replacement of suspended concrete floor and pavement lights.	Approved 05/02/1985
OLD/1986/0961	Listed building consent for removal of internal timber screen to bar and alterations to bar etc.	Refused 25/02/1986
HGY/1992/0125	Listed Building Consent for retention of 850mm satellite dish.	Approved 07/04/1992
HGY/1991/0915	Retention of 850mm satellite receiver dish.	Approved 07/04/1992
HGY/2001/0135	Display of two externally illuminated swing signs to front and side elevations.	Approved 19/04/2001
HGY/2001/0183	The display of two externally illuminated swing signs to side and front elevations.	Approved 19/04/2001
HGY/2001/0801	Display of new fascia signs, one non-illuminated projecting swing sign, amenity boards and menu boards.	Approved 15/08/2001
HGY/2001/0603	Listed Building Consent for external and internal alterations involving the replacement of timber side panels with clear glass, the repositioning of bar screen and external signage and lighting.	Approved 15/08/2001
HGY/2001/0598	Installation of an external rear extractor at second and third floors; repositioning of existing condensor to rear flat roof ground floor level, and alterations to internal layout at ground and first floor levels.	Not determined 20/09/2001
HGY/2001/1370	Approval Of Details pursuant to Condition 2 (glass) attached to planning permission HGY/2001/0603.	Approved 02/11/2001
HGY/2005/1510	Listed Building Consent for the refurbishment of ground floor and external areas of the public house including cleaning of external stonework, repairs to	Approved 21/10/2005

timber windows and replacement of fire exit door and frame to rear.

4.0 Relevant Planning Policies

2021 National Planning Policy Framework

- 4.1 The 2021 Framework reiterates the presumption in favour of sustainable development (paragraph 11) which requires development proposals that accord with an up-to-date development plan to be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless in conflict with the 2021 Framework. The 2021 Framework also requires LPAs to approach decisions on proposed development in a positive and creative way and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (all paragraph 38).
- 4.2 The 2021 Framework requires planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 81).
- 4.3 The 2021 Framework requires planning policies and decisions to promote social interaction and opportunities for meetings between people who might not otherwise come into contact with each other (paragraph 92). The 2021 Framework adds that in order to provide the social and recreational facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces and meeting places, such as public houses (paragraph 93).
- 4.4 The 2021 Framework requires that heritage assets are conserved in a manner appropriate to their significance (paragraph 189). Heritage assets should be put to viable uses consistent with their conservation and development should make a positive contribution to local character and distinctiveness (paragraph 190). Development proposals should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 195). In determining applications, LPAs should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 197). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to

substantial harm, total loss or less than substantial harm to its significance (paragraph 199). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 200). Where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202).

Development Plan Policies

4.5 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development be determined in accordance with the Development Plan unless material considerations indicate otherwise. For London Borough of Haringey, the adopted Development Plan consists of:

- The London Plan (March 2021);
- Haringey's Local Plan 2013-2026 (formerly the Core Strategy, adopted March 2013, consolidated with alterations since 2017);
- Development Management DPD (July 2017)
- Crouch End Conservation Area.

4.6 The policies considered to be pertinent to the application are listed below and an assessment of the application proposals against the requirements of these policies, and other material considerations, is contained at Chapter 6 of this Statement.

The London Plan (March 2021)

- o Policy D4: Delivering Good Design
- o Policy HC1: Heritage Conservation and Growth

Haringey's Local Plan (March 2013)

- o Policy SP11 – Design
- o Policy SP12 – Conservation
- o Policy SP15 – Culture and Leisure

Development Management DPD (July 2017)

- o Policy DM9 – Management of the Historic Environment
- o Policy DM50 – Public Houses

5.0 Assessment of Planning Issues

- 5.1 This retrospective applications are for planning permission and listed building consent for alterations to the existing extraction equipment on the rear elevation of The Queens Hotel, to accommodate access to the stack pipe located upon the rear elevation of the property.
- 5.2 Within the context of the site, the altered extractor unit is sympathetic to the existing visual character of the application site and the setting. It is not considered to have resulted in any material detriment to the character and appearance of this site or the wider local street scene. The alterations to the rear extractor unit are sympathetic in design, form and materials and are modest and appropriate in nature and scale. No elements of historic fabric are be lost and the existing plan form of the premises is not affected.
- 5.3 The works are therefore considered to be sympathetic to the historic and architectural significance and character and fabric of these listed premises. The alteration has no impact upon historic fabric or character, it is not visible from the wider Conservation Area, and is located behind a parapet wall at the rear of the building.
- 5.4 As mentioned in the Development Management DPD, public houses are an important community assets and they are often closely associated with the life and identity of local communities, providing hubs for social interaction and venues for community functions, including informal meeting places for community groups. As such, public houses can contribute greatly to social cohesion and they also promote the evening economy, enhancing the vitality of residential neighbourhood and town centres. The application premises provide an established and valued public house within Haringey.
- 5.5 The extraction unit alterations were necessary to allow the continued use of the Public House, and to improve the customer facilities. It is not considered that the alteration to the extractor unit has resulted in the introduction of any incongruous or alien features at the site. The overall visual impact of the alteration is modest and is placed within an area screened from the wider public view and is a necessary part of the Public House and its continued functioning, directly supporting the aims and aspirations of paragraphs 92 and 93 of the 2021 National Planning Policy Framework.
- 5.6 Overall, the alterations at this site do not have any significant nor detrimental implications for the character and appearance of the site itself nor the local area. The visual implications are considered appropriate and result in no material harm to the character and appearance of the site,

the setting of the host listed building and the character and appearance of the designated conservation area, as rehearsed below within the accompanying Heritage Statement.

- 5.7 A Noise Impact Assessment (NIA) was undertaken by *Sound Advice Acoustics LTD*. It was concluded that based on the calculations and assessments made, the proposed development can demonstrate compliance with National Planning Policy Framework 2021 and NPSE and that, with regard to sound, planning permission can be granted provided the remedial acoustic works are implemented (details to follow). The NIA also recommends changes to other existing equipment, to be investigated following determination of the current applications.
- 5.8 For the reasons rehearsed above and within the accompanying Heritage Statement, the retrospective applications are therefore considered to be compliant with the requirements, aims and aspirations of the 2021 National Planning Policy Framework, The London Plan Policies D4 and HC1; Policies SP11, SP12 and SP15 of the Haringey Local Plan; and Policies DM9 and DM50 of the Development Management DPD. In accordance with the 2021 Framework's presumption in favour of sustainable development, these applications should be approved without delay.

6.0 Summary

- 6.1 The retrospective planning and listed building consent applications involve a minor alteration to the exterior extractor fan at the rear of the existing public house.
- 6.2 The alteration is sympathetic and necessary in design, form and materials. No elements of historic fabric are lost, and the existing plan form of the premises is not affected.
- 6.3 The works are sympathetic to the historic and architectural significance and character and fabric of these listed premises and are fully reversible when no longer required and comply with conservation best practice.
- 6.4 Overall, the alterations to the extractor unit do not have any significant nor detrimental implications for the character and appearance of the site itself nor the local area. The visual implications of the alterations are considered to be appropriate and result in no material harm to the character and appearance of the site, the setting of the host listed building and the character and appearance of the designated conservation area.
- 6.5 It is considered that less than substantial harm would be caused to the character, appearance, setting and the historic fabric of this listed public house and the character and appearance of the designated conservation area as a result of the alterations. It is also considered that the applicant has genuine and reasonable requirements to undertake these proposed works, in order to safeguard the economic well-being of the existing beneficial use of these listed premises, for its established use, for a use that allows public access into them and which ensures the on-going maintenance and upkeep of the premises. This is a notable public benefit.
- 6.6 The proposal is therefore considered to be compliant with the requirements, aims and aspirations of the 2021 Framework; The London Plan Policies D4 and HC1; Policies SP11, SP12 and SP15 of the Haringey Local Plan; and Policies DM9 and DM50 of the Development Management DPD

7.0 Design and Access Statement

- 7.1 The proposal comprises retrospective applications for alterations to the existing extraction equipment on the rear elevation of The Queens Public House, 26 Broadway Parade, Crouch End N8 9DE. The Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design & Access Statement for these works. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

Amount

- 7.2 The proposal amounts to a modest scheme of works at this existing public house, as described in Section 3.0, summarised above in paragraph 7.1 and as detailed in the accompanying plans.

Layout

- 7.3 The existing layout of the premises is unaffected by the proposed works. The proposals would not materially affect circulation around the external and internal accommodation of the public house. The proposals do not result in any significant impacts upon the general layout of the premises, its external areas and the areas of public access. The proposal is considered to be sympathetic and appropriate in nature.

Scale

- 7.4 The proposal does not impact on the existing scale of the premises.

Landscaping

- 7.5 The proposal does not impact on the landscaping of the premises.

Appearance

- 7.6 The external appearance of the premises are maintained by the alterations to the existing extraction equipment, and the proposal is considered sympathetic and appropriate in nature. While the alterations to the extraction equipment are new, they are within the existing location and will not adversely affect the exterior appearance of the Public House as a whole.

Use

- 7.7 The use of the premises would remain unaltered as a public house. The alterations are to improve the running of the site, in order to help facilitate the on-going economic viability of this existing beneficial and established use of this listed building. The existing public house use of this site comprises a beneficial and appropriate use of this listed building and the continued use as such

allows for public access into and around these listed premises. Public access into these listed premises would therefore continue.

Access

- 7.8 Access arrangements into and past the premises would not be materially altered as a result of the applications' proposals.

8.0 Heritage Statement

Historic Context

- 8.1 The application site comprises existing public house premises located on Broadway Parade in Crouch End. The application building itself is a grade II* listed building. The application site lies within the designated Conservation Area. The Historic England entry for this listed building is as follows:

*800/33/257 BROADWAY PARADE 23-NOV-1973 CROUCH END The Queen's Public House II**

Pub, formerly hotel. 1899-1901 by John Cathles Hill (1858-1915), builder and developer. 3 storeys and attic; 3 bay front to Broadway Parade with lesser bay at south end, rounded angle to 2 bays and lower end bay on Elder Avenue. Red brick with extensive pale yellow limestone dressings; black granite to ground floor pilasters and base; lead-sheathed roof to angle turret; slate mansard roof with dormers. EXTERIOR: circular entrance lobby with mosaic floor with QH monogram, wrought iron screen above inscribed with THE QUEENS. Tripartite front to Broadway Parade with central gable, triple arcade to ground floor containing arched windows with heavy mullions and pedimented aedicular frames within, with Art Nouveau stained glass to lower lights. Dado and below faced in granite, with diaper pattern panels. Southern entrance via entrance flanked by Corinthian columns with aedicule, set below wrought iron screen with pub name, and above a mosaic floor with the name repeated again. Entrance to upper floors at south end with 9-panel door with overlight, set within stone hood; open swan's neck pediment above. Main front articulated with Corinthian pilasters, with shafts of granite supporting entablature with painted frieze; pedimented caps to projecting piers. Upper floors faced in banded brickwork. Aedicular surrounds to 1st floor windows with mullions (treated as square columns) and transoms (treated as a continuation of a projecting string course); windows arranged 2-3-3 along main front with arched windows to central bay. Second floor windows with square column mullions support continuous frieze to both elevations. Gabled bay to attic over central bay with banded stonework, triple window, segmental pediment termination. Corner drum with six-light windows to each floor (seven to attic), with cornice of cut brick beneath decorative lead roof. Return to Elder Avenue is stepped up towards corner with a chimneystack beside the corner drum. Arcaded ground floor with decorative screen. Former entrance to upper floors to east (now blocked), beneath pediment with name of hotel. INTERIOR: survives largely intact. Central bar with four separate areas divided by ornate wooden glazed partitions with etched decoration to doors, and Art Nouveau stained glass to upper sections of screens; pierced parapets above. Bar counter with panelled front to all sides, Ionic terms flank counter facing saloon bar, which has a snugger and wooden fireplace with tiled surround and mirrored overmantel within inglenook. Wooden chimneypiece along east wall with tiled surround and mirrored overmantel. Coffered ceiling with relief decoration of arabesques and

mermaids. Cast iron Corinthian columns to centre. Upper floors not inspected. HISTORY: John Cathles Hill (1858-1915) was a builder-developer, responsible for building much of Crouch End. Many of the fittings of the pub were manufactured in his workshops. The notable Art Nouveau glass was supplied by Cakebread, Robey. Along with its sister pub by Hill, the Salisbury in Green Lanes, the Queen's Hotel represents the pinnacle of late Victorian pub design and is a remarkable survival, with exceptional joinery and glass.

- 8.2 The Crouch End Conservation Area document published on the LPA's web-site states that it was first designated on 25 October 1974. The Conservation Area Character Appraisal establishes the Grade II* Queen's public house as a landmark building at the junction with Elder Avenue. The turret on the corner forms a feature at roof level in views in both directions along Broadway Parade.

Proposed Development

- 8.3 This application relates to retrospective planning permission and listed building consent for alterations to the external extractor unit at The Queen's Public House, 26 Broadway Parade, Crouch End.

Assessment of Impact

- 8.4 The implications of the external alterations on the historic significance, architectural fabric and character of these listed premises are considered to be minor, acceptable and sympathetic. It is considered that no significant, material detriment results to the historic fabric of these listed premises as a consequence of the external alterations. The external alterations are not considered to result in any significant, material or detrimental implications for historic or architectural significance, interest, character and fabric of these listed premises.
- 8.5 The external alterations are considered to be modest and appropriate in nature and scale. The alterations have no significant nor detrimental impact upon the internal or external architectural and historic significance and character of the premises and have no significant, direct impact upon historic fabric. Therefore, it is considered to be sympathetic to the historic and architectural character of these listed premises and are not considered to genuinely conflict with any of the wider aspirations of the local planning policy context for this site.
- 8.6 In the case of the retrospective applications, it is considered that less than substantial harm is caused to the character, appearance, setting and the historic fabric of this listed public house and the character and appearance of the designated conservation area. It is also considered that the applicant has genuine and reasonable requirements to undertake these proposed works, in order to safeguard the economic well-being of the existing beneficial use of these listed premises, for its established and historic use, for a use that allows public access into them and which ensures the

on-going maintenance and upkeep of the premises. These are significant public benefits derived from the application proposals.

- 8.7 The alterations to the extractor unit of this existing public house is necessary in order to facilitate the continuing economic health of the beneficial use of these listed premises. The continued commercial viability of these commercial hospitality and leisure premises ensures the continuing maintenance and upkeep of this listed building for a publicly accessible use. Any intransigence by the LPA about the proposals could have a serious detrimental effect on the economic viability of this public house and its ongoing beneficial, publicly accessible, use.
- 8.8 The implications of the retrospective applications on the historic significance, architectural fabric and character of these listed premises, together with the character and appearance of the designated conservation area, are considered to be appropriate and acceptable. It is considered that no significant, material detriment results to any of the historic fabric or the setting of these listed premises as a consequence of the proposals. The alterations to the extractor unit are not considered to result in any significant, material or detrimental implications for historic or architectural significance, interest, character, fabric and setting of these listed premises. The alterations to the extractor unit are therefore considered to be sympathetic to the historic and architectural character of these listed premises and are not considered to genuinely conflict with any of the wider aspirations of the local planning policy context for this site. In terms of their heritage impacts, the alterations are therefore considered to comply with the aims and aspirations of the 2021 Framework; London Plan Policy HC1; Policy SP12 of the Haringey Local Plan; and Policy DM9 of the Development Management DPD.
- 8.9 It is considered that overall, the alterations do not result in any significant change or impact to the historic significance of this heritage asset. The necessary alterations to the extractor unit are considered to be modest and sympathetic and justified, in order to maintain the use of these listed premises, as part of the applicant's ongoing management, maintenance and upkeep of this public house. It is considered that no significant, material, detriment results to any significant historic fabric at these listed premises as a consequence of the alterations. No elements of historic fabric are lost and the existing plan form of the premises is not affected. The alterations are considered to be compatible with the historic and architectural significance and character of these listed premises themselves.
- 8.10 The existing, established and beneficial use of these listed premises would be unchanged and continued public access is retained. The alterations help to facilitate the continuing economic health of the beneficial use of these listed premises for their established and appropriate use, which would continue to add to and enhance the vitality and pedestrian footfall within the local street

scene. Allowing the alterations would therefore help retain and enhance the economic health and wellbeing of the applicant's existing active and beneficial use of these listed premises for their continued, historic, established, existing and appropriate use.

8.11 No element of the proposals are considered to be harmful to the overall significance, character and setting of these listed premises and the character and appearance of the designated conservation area; and it is considered that none of the historical elements referenced above will be harmed by the proposals, as required by Section 16 of the 2021 Framework. The impact of these works is therefore judged to be negligible.

8.12 Taking all of the above into account, it is considered that the identified designated heritage assets are respected by the proposals and no significant, material harm would result for the significance, character, appearance or settings of these premises themselves, nor the character and appearance of the designated conservation area. For the reasons rehearsed above, the proposals are therefore considered to be compliant with the aims and aspirations of the 2021 Framework; London Plan Policy HC1; Policy SP12 of the Haringey Local Plan; and Policy DM9 of the Development Management DPD, as rehearsed above in Section 4.0 of this Support Statement. The proposal therefore accords with the requirements of national and local adopted planning policy with regard to their heritage impacts.

Conclusion

8.13 We have found that there is a negligible effect upon the significance, character, appearance and settings of these heritage assets resulting from the alteration to the extractor unit. This is due to the modest and appropriate nature of the alterations to the extractor unit, which is sympathetic to the historic and architectural significance, character and settings of these heritage assets. Overall, there would be no measurable impacts upon these heritage assets that would cause irreversible harm or harm which is not of an ephemeral nature.

8.14 We are therefore satisfied that special attention has been paid to the desirability of preserving or enhancing the character and appearance of all of these identified heritage assets and their settings, in accordance with Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

