



# Officer Report

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|----------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/2112</b>                                                                                   |
| <b>Application Type:</b>   | <b>Listed building consent (Alt/Ext)</b>                                                               |
| <b>Address:</b>            | Civic Centre, High Road, London N22 8LE                                                                |
| <b>Proposal:</b>           | Listed building consent for survey, trial cleaning and repairs of internal stone and terrazzo finishes |
| <b>Case Officer:</b>       | Samuel Uff                                                                                             |
| <b>Valid Date:</b>         | 03/08/2023                                                                                             |
| <b>Applicant:</b>          | Ms Harriet Suter                                                                                       |
| <b>Agent:</b>              | Miss Harriet Suter                                                                                     |

## **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 application seeks consent for trial cleaning and repair works to the internal stone and terrazzo finishes by PAYE. The application relates to "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), which has recently been recommended for approval by the Planning Committee, subject to finalising legal matters. The cleaning and repair of the internal stone and terrazzo finishes is proposed as part of this application. It has been 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.

### **Site and Surroundings**

The site contains Haringey Civic Centre. The Civic Centre building became Grade II Listed building in July 2018. The building was constructed between 1955-58 to designs by Sir John Brown, AE Henson and Partners. The Listing notes that it was the first civic centre of its size to be built after WWII, and has influenced the design of later civic centres, with clear Scandinavian influences, generous plan form and creative use of space.

### **Relevant planning history**

HGY/2023/1044 Listed Building Consent application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the north wing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works  
Pending

HGY/2022/1059 Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.  
Approve with Conditions

HGY/2022/0329 Listed Building Consent for alterations including the removal of asbestos, building services and soft strip in order to enable the refurbishment of the listed building      Approve with Conditions

HGY/2021/1176 Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.  
Approve with Conditions

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer:

The proposed survey works, trial cleaning and repairs of internal stone and terrazzo finishes at Grade II listed Wood Green Civic Centre have been carefully designed and will be expertly implemented by specialist heritage contractors to inform the repair works of the original wall and floor finishes of the listed building. There is no objection to the proposed works that are fully supported from the heritage conservation stance.

External:

Historic England: No consultation required.

## **LOCAL REPRESENTATIONS**

The application has been publicised by way of site notices displayed in the vicinity of the site. No comments have been received.

## **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 listed building 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 proposed survey works, trial cleaning and repairs of internal stone and terrazzo finishes have been carefully designed. These will be expertly implemented by specialist heritage contractors to inform the repair works of the original wall and floor finishes of the listed building. These will inform the method statements required through the pending listed building consent HGY/2023/1044.

As such there is no objection to the proposed works that are fully supported from the heritage conservation stance.

### **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

### **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 development 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.