



Officer Report

Application Number: HGY/2023/2408
Application Type: Listed building consent (Alt/Ext)
Address: 26 Broadway Parade, Tottenham Lane, Hornsey, London, N8 9DE
Proposal: Part retrospective listed building consent for alterations to existing extraction equipment on the rear elevation of The Queens, Crouch End, London.
Case Officer: Roland Sheldon
Valid Date: 18/09/2023
Applicant:
Agent: Miss Darcey Whitlock

RECOMMENDATION

Refuse

1. SITE AND SURROUNDINGS

The application site contains The Queens Public House, located at 26 Broadway Parade in the Crouch End area of Haringey, N8. The surrounding uses are a mix of retail-related commercial uses, with the site being located in the Crouch End District Centre. The site is also located within the Crouch End Conservation Area. The building itself is Grade II* Listed.

2. PROPOSED DEVELOPMENT

The proposal seeks Listed building consent for alterations to existing extraction equipment on the rear elevation of The Queens, Crouch End, London. (Retrospective).

3. SITE HISTORY

Planning History:

HGY/2025/2449: Listed building consent for masonry repair and repair works to roof of building – ongoing assessment

OLD/1951/0052: Conversion of 2nd & 3rd floor into 6 flats & 1st floor into staff accommodation – Approved 19/12/1951

OLD/1964/0080: Alterations & additions to PH & staff acc & of remainder into 8 self-contained flats – (Revised) -Approved 17/08/1964

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/2025/2449: Part retrospective application for alterations to existing extraction equipment on the rear elevation of The Queens, Crouch End, London – ongoing consideration

Planning enforcement history:

LBW/2021/00644: Ongoing investigation concerning various works, including the replacement kitchen extract ventilation system.

4. CONSULTATION

The following were consulted on the planning application:

- LBH Conservation
- LBH Environmental Health

The following responses were received following consultation on the application:

Internal:

LBH Conservation Officer: The application for alterations to existing extraction equipment on the rear elevation of grade II listed The Queens pub does not provide clarity about the location, the extent and ultimately the impact of the alterations to the extraction equipment.

The utilitarian rear elevation of the listed pub is undesirably and negatively affected by lack of maintenance and a maze of downpipes and a prominent extractor's duct, but it is not possible to understand which negative elements of the rear elevation have been consolidated or introduced by the unconsented works.

In the meanwhile, the retrospective application raises concerns that increased bulk and visibility of the replaced extraction equipment may be contributing to the cluttered appearance of the listed building and the application cannot be supported from the conservation stance in its current configuration.

Comparative plan and elevation drawings and details of the dimensions of the new equipment are needed to understand the impact of the unconsented works on the significance of the listed building.

Officer comment: Following the comments from the Heritage Officer, updated details elevations and plans were received which provided improved detail of the location and appearance of the extraction equipment subject to the application.

- LBH Environmental Health: No comments were provided on the noise statement, but they noted that no complaints had been received about noise disturbance at the pub (15/10/2025).

External:

- Historic England (commenting on linked full application HGY/2025/2449): They did not wish to provide advice on the application.

Local representation:

The application has been publicised by the way of letters sent to neighbouring properties, a notice placed in the local press, and a site notice placed close to the premises. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Number of individual responses: 0

Objections:
Support:
Neither:

The following local groups/societies made representations:

- None

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on significance of the listed building;

Impact on significance of the listed building

The National Planning Policy Framework (NPPF) 2024 emphasises the importance of ensuring that local planning authorities should consider:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 215 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

London Plan policy HC1 requires development proposals to conserve the significance and be sympathetic to the significance of heritage assets.

DM policy DM9 sets out development that conserves and enhances the significance of a heritage asset and its setting will be supported.

This retrospective application is for 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.

The subject site was visited by the case officer in February 2024. The rear of the listed building was viewed from Elder Avenue. It was noted that with the exception of the extraction equipment subject to this application, the rear elevation of the listed building has a utilitarian appearance, defined by downpipes, poor maintenance and 3 prominent extractor fans/pipes, excluding the extraction equipment subject to this application.

6.2 Existing Layout



The description of the property in the listing refers to the architectural features primarily on its frontage, as well as side elevation, but is silent with regards to its rear elevation.

There are currently 2 extract ducts that terminate out of 2 of the rear first floor windows. The proposal would see these 2 ducts amended and concealed behind extract attenuators. In addition to this, the route of the kitchen extract vent above the ground floor projection would be amended so that it would sit flat on its roof, largely concealed by the raised parapet, within an acoustic enclosure.

It is acknowledged that some means of external extract ventilation ducting is necessary with public houses/café/restaurant uses of this nature. The amendments to install extract attenuators and to the route of the ductwork appear to show some form of metallic enclosure and change in routing to the existing left and right hand extract vents, with a change in the routing and terminating end of the kitchen extract behind a form of acoustic enclosure which is not specified within the submitted information.

Whilst the kitchen extract is shown as being proposed to be concealed by the existing parapet of the single storey rear extension on which it would be located, there is a lack of clarity with regards to the appearance and dimensions of the means of acoustic enclosure that would be placed around the extract. There is also a lack of clarity about the end appearance of the aforementioned left and right hand extract vents once their routing and enclosure is applied.

Furthermore, there is an existing wall mounted extract fan in-between the two extract vents that the submitted noise impact assessment (submitted in association with the linked full planning application HGY/2025/2449 which considers the amenity impact of the changes to the plant equipment) outlines, would be required to be re-located to the corner of the flat roof of the

extension, within a full acoustic enclosure in order to address issues with noise levels from the plant equipment that will be discussed below in the impact on neighbouring amenity section of the report below.

The submitted proposed elevations or plans and details fail to show the relocation of the extract fan.

In the absence of sufficiently detailed plans, elevations and details, officers cannot make an informed assessment on the impact of the proposal on the significance of the heritage asset. The proposal is therefore contrary to policy HC1 of the London Plan 2021, policy DM9 of the Haringey Development Management DPD 2017, and guidance within the National Planning Policy Framework 2024.

The proposal is therefore considered to be unacceptable with regards to heritage impact considerations.

The Planning Enforcement Team have been notified of this recommendation to refuse the application.

Conclusion

In the absence of sufficiently detailed plans, elevations and details, officers cannot make an informed assessment on the impact of the proposal on the significance of the heritage asset. The proposal is therefore contrary to policy HC1 of the London Plan 2021, policy DM9 of the Haringey Development Management DPD 2017, and guidance within the National Planning Policy Framework 2024.

6. RECOMMENDATION.

Refuse listed building consent for the following reason:

Refusal Reasons:

In the absence of sufficiently detailed plans, elevations and details, officers cannot make an informed assessment on the impact of the proposal on the significance of the heritage asset. The proposal is therefore contrary to policy HC1 of the London Plan 2021, policy DM9 of the Haringey Development Management DPD 2017, and guidance within the National Planning Policy Framework 2024.