



Officer Report

Application Number:	HGY/2026/0970
Application Type:	Listed building consent (Alt/Ext)
Address:	8 The Broadway, Hornsey, London, N8 9SX
Proposal:	Listed building consent for internal works to the building involving a soft strip-out limited to the removal of modern, non-historic internal fabric.
Case Officer:	Roland Sheldon
Valid Date:	02/04/2026
Applicant:	-
Agent:	Mr Mark Westcott

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains no. 8 The Broadway, which is a Grade II listed building, located on the eastern side of The Broadway, N8. The surrounding uses are largely commercial at ground floor level, with some residential uses on upper floors. Hornsey Town Hall and public square is located to the immediate north-east of the site. The site is located within Crouch End Conservation Area and Crouch End District Centre.

2. The Proposal

Listed building consent for internal works to the building involving a soft strip-out limited to the removal of modern, non-historic internal fabric.

3. Relevant Planning and Enforcement history

The relevant planning history in relation to the site is as follows:

8 The Broadway, N8

HGY/2025/3379: Non-material amendment to planning permission OLD/1988/0144 for Change of use of part of ground floor and first floors from gas showroom to offices.

Proposed change to wording of restrictive condition to remove restriction only allowing use as a bank (Use Class E(C)) to permit unrestricted use with Class E Town and Country Planning (Use Classes) Order 1987 (as amended) – Approved 10/12/2025

HGY/2024/0353: Listed Building Consent sought for works in association with decommissioning of Bank.

External works:

- All existing signage to be removed and made good
- existing ADT alarm panel to be removed and made good
- All existing signage to be removed and made good
- existing external grade security camera with dome to be removed and made good
- Existing redundant letter box to be sealed internally
- Existing external ATMs to be removed and existing apertures to be infilled with rendered blockwork and decorated to match existing
- Existing external lighting above ATM to be removed and made good
- Existing dark blue vinyl to be removed and made good
- Existing night safe to be removed and existing aperture to be infilled with rendered blockwork and decorated to match existing.

Internal works:

- Existing Barclays fittings to be removed from all floors
- Existing cashiers counters to be removed from the ground floor
- Some existing modern stud and glazed partitions removed from ground floor
- Existing loose furniture removed from all floors – Approved 20/03/2024

HGY/2024/0260: Proposed alterations to existing ground floor frontage in association with decommissioning of bank comprising the removal of all existing signage, the existing ADT alarm panel, existing security camera and dome, the existing ATMs including the external lighting above the ATMs, existing blue vinyl and the existing night safe. The existing redundant letter box is to be sealed internally and the ATM and night safe apertures to be infilled and the building generally made good – Approved 19/03/2024

4. CONSULTATION RESPONSE

The following were consulted on the planning application:

Internal

LBH Conservation: the proposed strip-out works at grade II listed Broadway House will largely involve removal of modern finishes and partitions related to the use of the building as a bank.

The interiors of the listed building have been largely altered and refurbished at various stages over the last century, so that most of the original 1930s layout and decorative finishes have been lost.

The well-preserved elevations, materiality and decorative features of the external envelope of Broadway House still survive almost intact and greatly contribute to the urban and architectural quality of the civic space along The Broadway. The application does not involve any external works or structural works, and outlines that all original internal features, including the staircase, original door surrounds, timber panelling, and surviving features found in the concrete floor at ground and first floor level will be retained and protected.

It is acknowledged that the proposed strip out works aim to expose and assess the underlying structure for future refurbishment, and the proposed works will not harm the significance of the listed building.

Accordingly, the proposed works can be supported from the conservation stance, and a programme of works as well as a method statement for the retention and protection of the following original features of the buildings should be submitted for approval:

- a) Curved and Elliptical Glazing to Ground Floor
- b) Entrance Doors and Art Deco Door Surrounds
- c) First Floor Timber Panelling
- d) Main Staircase Structure
- e) Clay Hollow Pot Floors and Encased Steel Beams
- f) Historic Piers and Wall Lines
- g) Localised Historic Floor Finishes in the eastern rooms and concrete floor beneath mezzanine

5. LOCAL REPRESENTATIONS

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

Reps: 0

No comments were received from local groups/societies.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design & Heritage

Paragraph 202 of the National Planning Policy Framework (NPPF) (2024) sets out that heritage assets should be conserved in a manner appropriate to their significance. Paragraph 207 outlines that that a level of detail proportionate to the assets' importance should be provided with any submission of any asset affected by a proposal. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed works are isolated to the internal parts of the building and involve a soft strip out to remove modern, non-historic internal fabric. The internal works are summarised below:

Internal works:

1. Removal of modern stud partitions;
2. Removal of suspended ceilings and associated gridwork;
3. Removal of modern floor coverings (carpet tiles, vinyl, raised floors);
4. Removal of modern services (ductwork, cabling, alarms, lighting, trunking);
5. Removal of redundant banking infrastructure (ATM linings, counters, security fittings);
6. Removal of non-historic joinery (plasterboard linings, MDF boxing, modern doors); and

7. Removal of later wall finishes (plasterboard, laminate panels, applied linings).

The covering letter indicates that the proposed works aim to declutter and unveil the historic fabric of the building's interior.

The submitted plans and Heritage Impact Assessment has been reviewed by the Council Heritage Officer who has no objections to the proposal subject to the imposition of a condition requiring the submission of a programme of works and method statement to be approved prior to the commencement of all internal works.

Subject to compliance with the condition, the proposal is considered to be acceptable with regards to heritage considerations.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following 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.

LBC_DEM_MF_100 Rev B: Mezzanine Floor Plan
LBC_DEM_GF100 Rev B: Ground Floor Plan
LBC_DEM_FF100 Rev B: First Floor Plan
Heritage Impact Assessment by Steven Handforth February 2026

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

- 3 Prior to the commencement of all works on site, a programme of works as well as a method statement for the retention and protection of the following original features of the building shall be submitted to and approved in writing by the Local Planning Authority. Details of the following shall be included in the programme of works/method statement:

- a) Curved and Elliptical Glazing to Ground Floor
- b) Entrance Doors and Art Deco Door Surrounds
- c) First Floor Timber Panelling
- d) Main Staircase Structure
- e) Clay Hollow Pot Floors and Encased Steel Beams
- f) Historic Piers and Wall Lines
- g) Localised Historic Floor Finishes in the eastern rooms and concrete floor beneath mezzanine

The development works shall be carried out in full accordance with the details subsequently approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with policy SP12 of the Haringey Local Plan 2017, policy DM9 of the Haringey Development Management DPD 2017, policy HC1 of the London Plan 2017 and National Planning Policy Framework 2024.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.