

Officer Report

Application Number:	HGY/2026/1932
Application Type:	Approval of details reserved by a condition
Address:	8 The Broadway, Hornsey, London, N8 9SX
Proposal:	Details pursuant to condition 3 (programme of works/method statement) of listed building consent HGY/2026/0970 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:	08/07/2026
Applicant:	-
Agent:	Mr Mark Westcott

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Listed building consent was granted for internal works to the building involving a soft strip-out limited to the removal of modern, non-historic internal fabric, under planning reference HGY/2026/0970.

2. ANALYSIS/ASSESSMENT

Condition **3** reads as follows:

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.

Pursuant approval of details for the condition, the applicant has submitted the following information:

- Location Plan
- Covering letter by CarneySweeney MW/CSL516 8 July 2026
- Revision summary: Removal of non-licensed textured coating asbestos by First Demolition Services rev 01, 12/06/26

The details have been reviewed by a Council Heritage Officer. They commented that the submitted information provides the necessary clarity and details about the methods to execute internal works to the building involving a soft strip-out of the internal fabric.

Accordingly, approval of details with regards to condition 3 of listed building consent HGY/2026/0970 is supported from the conservation perspective.

3. RECOMMENDATION – Approve details pursuant to the condition