



Officer Report

Application Number:	HGY/2026/0518
Application Type:	Approval of details reserved by a condition
Address:	Civic Centre, High Road, Wood Green, London, N22 9SB
Proposal:	Approval of details reserved by condition 10 B (Council Chamber ceiling sections) of Listed Building Consent HGY/2023/1044 for "the refurbishment and extension of the Civic Centre"
Case Officer:	Samuel Uff
Valid Date:	25/02/2026
Applicant:	c/o Agent
Agent:	Mr Matthew Small

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

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 19 April 2024

HGY/2025/2807

Approval of details reserved by condition 10a (retrofitting and making good of original finishes to walls, columns, and floors of Council Chamber) of Listed Building Consent HGY/2023/1044 for "the refurbishment and extension of the Civic Centre".

2. CONSULTATION RESPONSE

LBH Conservation Officer: Details are acceptable.

3. ANALYSIS/ASSESSMENT

Condition 10 is detailed below. The submission relates to part (b) only. Part 10(a) has previously been submitted but further details are required. The relevant part of the condition are highlighted in **bold**:

Prior to the commencement of works to the Council Chamber details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.

a. Material specification for retrofitting and making good of original finishes to walls, columns, and floors.

b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceiling.

If any unforeseen discoveries or new information about the condition of the interiors arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works. If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England. The works to the Committee Room Corridor shall be carried out in accordance with such approved details and maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Pursuant to condition 10(b) the applicant has submitted sufficient detail of cross sections for the proposed ceilings. This has been reviewed by the conservation officer and considered to be acceptable.

On this basis the details are considered to be acceptable for partial discharge of part (b) only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 10 - PART (b) ONLY

Informatives:

The Applicant is advised that Condition 10 has been discharged in part - Part 10(b) only. Condition 10(a) remains outstanding under planning reference: HGY/2025/2807 and must be approved for this condition to be discharged in full.