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29 October 2026

Planning Department
Planning, Regeneration & Economy
Haringey Council London Borough
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

Sent electronically only

Dear Sir/Madam

8 THE BROADWAY, CROUCH END, LONDON, N8 9SX

LISTED BUILDING APPLICATION FOR PROPOSED INTERNAL AND ROOF WORKS

On behalf of the property owner, PPR Crouch End LLP, we hereby apply for listed building consent for proposed internal and roof works at 8 The Broadway, Crouch End, London N8 9SX. 8 The Broadway is a Grade II Listed Building.

The proposed works follow pre-application engagement with the Council (ref. PRE/2026/0055). The pre-application engagement included a site meeting with the Planning Officer, Roland Sheldon and Conservation Officer, Elisabetta Tonazzi which was undertaken on 9th March 2026. The Conservation Officer subsequently provided the key points of advice in writing on 23rd March 2026.

This application follows the grant of listed building consent for the first phase of internal works. This consent was given on 2nd June 2026 (ref. HGY/2026/0970) for the following:

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).

Prior to this, a S96A application (ref. HGY/2025/3379) was granted approval in December 2025. This approval allowed the change of wording of a restrictive condition imposed on the operative planning permission (OLD/1988/0144) which had previously limited the use of the property to a bank (Use Class E(C)) in order to

facilitate unrestricted use under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). A retail operator has now entered a lease agreement to occupy and trade from the property. As a result, the strip out works now approved under listed building consent ref. HGY/2026/0970 are due to commence to refurbish the property to a condition ready for the new operator to commence trading.

This new application seeks permission for the next phase of internal works, and some works to the roof. The works which are the subject of this application can be summarised as follows:

1. Installation of steel beams to the underside of first floor slab aligned with existing structure;
2. Removal of concrete upstands on first floor;
3. Installation of steel beams to support new lift area slab;
4. Installation of new 130mm thick LWC metal deck slab;
5. Removal of brickwork on first floor;
6. Formation of lift pit 100mm deep on ground floor;
7. Holes in slab to be infilled;
8. Installation of screed;
9. Removal of wall including brickwork surrounding concrete encased steel column (to remain);
10. Top of steel members to be cut down where required;
11. Installation of new pad stones into existing walls to support new steel beams;
12. Installation of new steel beams underside of slab to support new roof deck area;
13. Removal of existing plant equipment, roof plant steel support beams and plinths; and
14. Installation of new roof plant steel support beams and plinths required for new plant equipment.

To support this application for listed building consent, the necessary plans are submitted, alongside a Heritage Impact Assessment, which has been prepared by Handforth Heritage. Please find enclosed the following for your consideration, in addition to the information set out within this letter:

- Existing Ground Floor Plan (including Site Location Plan) (drawing no. EXGF100);
- Existing First Floor Plan (drawing no. EXFF100);
- Existing Roof Plan (drawing no. EXRP102);
- Roof Demolition Plan (drawing no. RP102);
- Proposed Ground Floor Plan RCP (drawing no. GFRCP100);
- Proposed Ground Floor Plan (drawing no. GF100 Rev. C);
- Proposed First Floor Plan (drawing no. FF100);
- Proposed First Floor Plan RCP (drawing no. FFRCP100);
- Proposed Roof Plan (drawing no. PRORP102);
- Heritage Impact Assessment, Handforth Heritage (October 2026);
- Existing First Floor GA Showing New Structural Modifications (drawing no. 25125-MOS-XX-01-DR-S-1100 Rev. P03);
- Existing Ground Floor GA Showing New Structural Modifications (drawing no. 25125-MOS-XX-00-DR-S-1000 rev. P02);
- Existing First Floor Reflective Ceiling Plan (drawing no. 25125-MOS-XX-01-DR-S-1101 Rev. P03);
- Existing Ground Floor Reflective Ceiling Plan Showing Structural Modifications (drawing no. 25125-MOS-XX-00-DR-S-1001 Rev. P02);
- Existing Roof GA Showing New Structural Modifications (drawing no. 25125-MOS-XX-02-DR-S-1200 Rev. P01); and
- Application Forms.

In accordance with the advice received from the Conservation Officer, the location of all the proposed works has been clearly illustrated on the plans submitted in support of the application.

The proposed internal works comprise a series of structural and enabling works which have been identified following completion of the approved strip out works undertaken in accordance with the previous listed building consent (ref. HGY/2026/0970).

Photographs of the property are provided within the Heritage Impact Assessment.

As identified within the supporting Heritage Impact Assessment, the proposed works would not result in any harm in heritage terms.

At the pre-application meeting, no concerns were raised by the Conservation Officer in heritage terms. The works are sufficiently justified within the Heritage Impact Assessment, which supports this application.

This application for listed building consent has been submitted through the Planning Portal (ref. PP-15324200).

Summary

This listed building consent application seeks consent for the following internal and roof works proposed at 8 The Broadway:

1. Installation of steel beams to the underside of first floor slab aligned with existing structure;
2. Removal of concrete upstands on first floor;
3. Installation of steel beams to support new lift area slab;
4. Installation of new 130mm thick LWC metal deck slab;
5. Removal of brickwork on first floor;
6. Formation of lift pit 100mm deep on ground floor;
7. Holes in slab to be infilled;
8. Installation of screed;
9. Removal of wall including brickwork surrounding concrete encased steel column (to remain);
10. Top of steel to be cut down;
11. Installation of new pad stones into existing walls to support new steel beams;
12. Installation of new steel beams underside of slab to support new roof deck area;
13. Removal of existing plant equipment, roof plant steel support beams and plinths; and
14. Installation of new roof plant steel support beans and plinths required for new plant equipment.

The works proposed are informed by a Heritage Impact Assessment, which confirms the works comprise a series of structural and enabling works, have been designed to align with the existing structure of the building and would not result in the loss of any features of heritage significance, with no impact on the significance of the building.

I trust there is sufficient information to validate this listed building consent application. However, please contact me if you have any queries.

Yours faithfully



Mark Westcott
Director
CarneySweeney