



Officer Report

Application Number: HGY/2023/2451
Application Type: Listed building consent (Alt/Ext)
Address: 120 Crouch Hill, Hornsey, London, N8 9DY
Proposal: Section 19 application to vary condition 2 of Listed building consent ref: HGY/2022/3986 to renew the front porch canopy in copper instead of lead. (AMENDED DESCRIPTION)
Case Officer: Mark Chan
Valid Date: 26/09/2023
Applicant: Ms Rosemary Jackson
Agent:

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

1.1 HGY/2022/3986 – Listed building consent for repairs to front porch canopy; installation of cowls to existing chimney pots; and replace damaged roof slates and install new secret lead lined gutters around existing chimney breasts to main pitched roof. Granted 28/03/2023.

Proposed amendments

1.2 This is an application for an amendment following the grant of listed building consent ref: HGY/2022/3986 for the renewal of the front porch canopy in copper instead of lead.

1.3 The existing front porch is made of copper and the material for the new front porch approved under listed building consent ref: HGY/2022/3986 was lead as this was in Historic England's listing and the Applicant had no technical reason to change it to copper at the time.

1.4 However, it was later discovered that the reason that the existing front porch was made of copper was because the porch structure cannot support the weight of lead. In light of this fact, the Applicant had Historic England's listing amended to reflect this. The

Applicant also sought advice from the Conservation Officer in respect of consent ref: HGY/2022/3986 as the approved plans specified lead.

1.5 Given that it was based on Historic England's listing that lead was chosen as the front porch roof material and the listing has now been amended and the fact that the current amendment would be a like-for-like replacement that would match as much as possible the original roof's materiality and design and would not result in the loss of the original historic fabric.

1.6 The proposed amendment has been largely informed by a conservation-led approach and would bear a minimum impact on the setting of the listed building and on the appearance of Crouch End Conservation Area and is considered acceptable in terms of conservation and appearance.

1.7 Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 allows for the variation of conditions to an extant Listed Building Consent. The applicant seeks a variation to Condition 2 "Approved Plans".

1.9 There are no heritage considerations arising from the proposed amendment and the Council's Conservation Officer is satisfied that such works can be treated as an amendment to those already consented.

2. RECOMMENDATION

GRANT Amendment