



Officer Report

Application Number:	HGY/2023/0895
Application Type:	Approval of details reserved by a condition
Address:	Broadway Annexe Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ
Proposal:	Partial approval of details pursuant to condition 10 - part (b) (Windows, doors, ironmongery) only of Listed Building Consent for the annex building permission HGY/2017/2223
Case Officer:	Samuel Uff
Valid Date:	29/03/2023
Applicant:	c/o Agent
Agent:	Mr William Bellefontaine

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2017/2223 - Listed Building Consent for internal and external alterations to the Broadway Annexe (Listed as 'Electricity Board Office and Showroom' - Grade II. HE Listing Ref: 1358881) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery and windows. Various removals and insertion of internal partitions, including insertion of French doors to the Town Hall square, fire escape replacement and facilitating works to allow insertion of extension.

CONSULTATION RESPONSE

LBH Conservation: The application is supported from the heritage conservation stance.

ANALYSIS/ASSESSMENT:

Condition 10 Reads:

Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.

- a) Details of structural repairs, including relevant method statements;
- b) Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;
- c) Details of repairs and alterations to panelling, decorative finishes and metalwork, including staircase balustrades, balconies and glazed screens. Details shall include method statements;

- d) Samples of new facing materials to the Broadway Annex and the proposed new build elements, including rear extension.
 - e) Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;
 - f) Details of proposed lighting
- The relevant work shall be carried out in accordance with such approved details

REASON: In order to safeguard the special architectural or historic interest of the building.

Condition 10b reads:

b) Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;

The application is for partial approval of condition 10, for part b only. The application is supported by details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows, as well as associated method statements.

The application has provided sufficient detail to satisfy that the historic interest of the building will be safeguarded through the associated details. This has been reviewed by LBH Conservation Officer. The Annex is Grade II Listed, so does not require consultation with Historic England.

RECOMMENDATION

APPROVE PARTIAL DISCHARGE OF CONDITION 10 - 10b ONLY

INFORMATIVE:

The Applicant is advised that condition 10 has been discharged in part and relates to condition 10(b) only.

Informatives:

The Applicant is advised that condition 10 has been discharged in part and relates to condition 10(b) only.