

Officer Report

Application Number:	HGY/2023/2617
Application Type:	Listed building consent (Alt/Ext)
Address:	9 The Broadway, Wood Green, London, N22 6DS
Proposal:	Intrusive investigations at high level to the cornice and parapet on the front elevation to allow for an assessment of the condition of structural steels within. This work is to inform a further programme of repairs.
Case Officer:	Emily Whittredge
Valid Date:	29/09/2023
Applicant:	Mr Peter Amankwa
Agent:	Miss Emma Naylor

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for Listed Building Consent for intrusive investigations at high level to the cornice and parapet on the front elevation to allow for an assessment of the condition of structural steels within. This work is to inform a further programme of repairs.

Site and Surroundings

The site is located on Wood Green High Road and contains the former Gaumont Cinema, now occupied as the Dominion Centre. This is a Grade II* Listed Building.

The Gaumont Palace cinema is of national significance as an example of one of the super cinemas of the 1930s with fine interior decoration in the auditorium and foyers incorporating Moderne, Egyptian and Expressionist elements. It is considered to be one of the most successful surviving Gaumont projects by architects Trent and Tulley.

The key features of the building include the auditorium and foyer detailing of the old cinema and original features such as windows and doors. Stone frame detailing of the frontage and light fittings and ceiling details are also listed.

Relevant Planning and Enforcement history

PRE/2023/0096 Investigative works to the cornice which will help inform the remedial works required to the steel structure within. These investigations will require the removal of existing brickwork from the cornice to expose the steel beams and columns below.

HGY/2020/1014

Listed Building Consent for works and restoration to include affixing steel fixings to cornices; repointing of brickwork; addition of plastic anti-bird spikes; lead flashing roof repairs; repair of render; cornice and alcove details; and associated steam cleaning. Grant subject to conditions

CONSULTATION RESPONSE

The following responses were received regarding the application:

1) LBH Conservation Officer:

There is no objection to the proposed investigation works to the cornice and parapet on the front elevation of the Dominion Centre located on Wood Green high road.

The investigations were successfully discussed on site at pre-application meeting, the application is clear and comprehensive and the application is fully supported.

2) Historic England

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No responses received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on listed building

Impact on Listed Building

DM Policy (2015) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials.

Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by the London Plan.

The conservation officer has confirmed that the proposal is in line with pre-application discussions and is fully supported, and Historic England has authorised determination by the local authority as it sees fit. The proposal would therefore respect the character and historic significance of this Listed Building.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.