

Officer Report

Application Number:	HGY/2023/1454
Application Type:	Listed building consent (Alt/Ext)
Address:	Hornsey Central Library, Haringey Park, Hornsey, London, N8 9JA
Proposal:	Refurbishment of the public realm areas, including removal of damaged concrete paving slabs to the LHS of the site and lifting and retention of remaining good condition slabs; removal of existing damaged concrete paving slabs to the front of the site around the main entrance and re-laying previously retained slabs; removal of existing mature trees and replacement with new smaller trees [completed]; refurbishment of the existing fountain structure and decorative wall; and replacement of defective cobbled areas to front of site.
Case Officer:	Eunice Huang
Valid Date:	01/06/202
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Applicant:	Haringey Council Calvin Mahesh
Agent:	Mr Julian Bunting

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for Listed Building Consent for the refurbishment of the public realm areas, including removal of damaged concrete paving slabs to the LHS of the site and lifting and retention of remaining good condition slabs; removal of existing damaged concrete paving slabs to the front of the site around the main entrance and re-laying previously retained slabs; removal of existing mature trees and replacement with new smaller trees [completed]; refurbishment of the existing fountain structure and decorative wall; and replacement of defective cobbled areas to front of site.

Site and surroundings

The subject site contains the Hornsey Central Library building located on the northern side of Haringey Park, N8. The surrounding uses are predominantly residential. The Hornsey Central Library is a Grade II listed building.

Relevant Planning and Enforcement History

- HGY/2018/2749: Listed Building Consent for renovation and repair of existing fabric and provision of new facilities to enable the library to offer modern services, including replacement windows and curtain walling, concrete repairs, new floor and wall finishes, new mechanical and electrical installations, creation of a new draught lobby, provision of a new fire exit from the main library, alongside a new buggy store and entrance to the children's library – Granted permission 18/06/2019.
- HGY/2018/2748: Renovation and repair of existing building fabric, including replacement windows and curtain walling, replacement felt roof covering with installation of photovoltaic panels, provision of a new fire exit from the main library, creation of new buggy store and entrance to children's library – Granted permission 18/06/2019.
- HGY/2018/2077: Listed Building Consent for replacement of existing boiler and oil tank requiring removal of one internal wall and construction of one new external gas meter room to be built from brick to match existing. Existing windows/louvres to new external gas meter to be removed and the openings filled using block to match existing. Removal of three existing high level windows and their replacement with one high level window to match existing and one steel louvred door. Removal of two existing high level windows and one high level aluminium louvre and their replacement with three aluminium louvres. Replacement of one low level aluminium louvre – Granted 17/08/2018.
- HGY/2017/2221: Listed Building Consent for demolition of library garage and energy centre in curtilage of Hornsey Library (Listed Grade II - HE Listing Ref: 1246935). No demolition to library building proposed – Granted 13/03/2018.
- HGY/2007/0585: Erection of new single storey EDF electrical sub station to front, right hand side of building – Granted 08/05/2007.
- HGY/2006/1663: Listed Building Consent for modernisation of electrical wiring and installation of new luminaire light fitting and new fire alarm system – Granted 01/05/2007.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

LBH Conservation: The proposed works for refurbishment of the listed fountain require Listed Building Consent. These works have been extensively discussed with the conservation officer, have been informed by specialist heritage contractors and are sufficiently justified and detailed to show the positive impact of the proposal on the listed building. Accordingly, this set of works is very welcome.

The repaving and landscaping works are complementary to the refurbishment of the fountain and have been carefully designed in consultation with both planning, conservation, and tree officers to source the most appropriate replacement materials and landscape design solutions so to retain the historic character of the settings of the listed building and their contribution to its appreciation. The repaving and landscaping works are considered a positive enhancement to the setting of the listed building and its Conservation.

The application is fully supported from the conservation stance.

LOCAL REPRESENTATIONS

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

No of individual responses: 1

Support: 0

Object: 0

Representation: 1

The following issues were raised in representations from Crouch End Neighbourhood Forum:

- A new library fire escape ramping has been erected without planning permission and listed building consent. *(Officer's note: The erection of the fire escape ramp without consent is noted. The fire ramp does not form part of this application and has been removed from the application drawings. The unauthorised works will be dealt with separately to this application.)*
- Surfacing directly in front of the library porch entrance to the east of the building which is under different ownership – it would be desirable to see this surface replaced with aggregate-façade tiles used for the rest of the library concourse. *(Officer's note: This request is noted, although as acknowledged in the representation, the land forms part of the Hornsey Town Hall development, and is not incorporated as part of this project. Any future repaving of this strip of land can be considered in a separate application.)*
- Hornsey Library project completion – repair of main pre-cast concrete panels on the main elevations has not been carried out yet – although this is admittedly beyond the scope of this application *(Officer's note: The concrete repairs should be detailed through the discharge of condition 6 of HGY/2018/2748 that is the original consent of for the refurbishment works to the interiors and exteriors of the library.)*

MATERIAL PLANNING CONSIDERATIONS

Impact on the Heritage Assets

The subject site contains a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of the historic environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to "have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections 16(2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.

The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF states that 'proposals that preserve those elements of the setting

that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

The Conservation officer commented that the application is fully supported from the conservation stance. The refurbishment of the listed fountain and the repaving and landscaping works are considered a positive enhancement to the setting of the listed building and its Conservation.

Conclusion

Subject to the approved conditions discharge, the listed building consent is considered to preserve the significance of the asset.

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.