



Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2024/0353
Listed building consent (Alt/Ext)
8 The Broadway, Hornsey, London, N8 9SX
Listed Building Consent sought for works in association with decommissioning of Bank.

External works:

- All existing signage to be removed and made good
- existing ADT alarm panel to be removed and made good
- All existing signage to be removed and made good
- existing external grade security camera with dome to be removed and made good
- Existing redundant letter box to be sealed internally
- Existing external ATMs to be removed and existing apertures to be infilled with rendered blockwork and decorated to match existing
- Existing external lighting above ATM to be removed and made good
- Existing dark blue vinyl to be removed and made good
- Existing night safe to be removed and existing aperture to be infilled with rendered blockwork and decorated to match existing.

Internal works:

- Existing Barclays fittings to be removed from all floors
- Existing cashiers counters to be removed from the ground floor
- Some existing modern stud and glazed partitions removed from ground floor
- Existing loose furniture removed from all floors.

Case Officer:
Valid Date:

Roland Sheldon
31/01/2024
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Applicant:
Agent:

Barclays Bank plc
Mr. Patrick Chiu

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains no. 8 The Broadway, which is a Grade II listed building, located on the eastern side of The Broadway, N8. The surrounding uses are largely commercial at ground floor level, with some residential uses on upper floors. Hornsey Town Hall and public square is located to the immediate north, north-east of the site. The site is located within Crouch End Conservation Area and Crouch End District Centre.

2. The Proposal

Listed Building Consent sought for works in association with decommissioning of Bank.

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- Existing redundant letter box to be sealed internally
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- Existing external lighting above ATM to be removed and made good
- Existing dark blue vinyl to be removed and made good
- Existing night safe to be removed and existing aperture to be infilled with rendered blockwork and decorated to match existing.

Internal works:

- Existing Barclays fittings to be removed from all floors
- Existing cashiers counters to be removed from the ground floor
- Some existing modern stud and glazed partitions removed from ground floor
- Existing loose furniture removed from all floors.

3. Relevant Planning and Enforcement history

The relevant planning history in relation to the site is as follows:

8 The Broadway, N8

HGY/2024/0260: Proposed alterations to existing ground floor frontage in association with decommissioning of bank comprising the removal of all existing signage, the existing ADT alarm panel, existing security camera and dome, the existing ATMs including the external lighting above the ATMs, existing blue vinyl and the existing night safe. The existing redundant letter box is to be sealed internally and the ATM and night safe apertures to be infilled and the building generally made good – Approved 19/03/2024

4. Consultation response

The following were consulted on the planning application:

Internal

LBH Conservation: The careful and expert removal of modern fittings, partitions and external fixtures from the interiors and facades of the building is likely to have a low to neutral impact on its historic fabric and heritage character, accordingly the proposed works are deemed acceptable in principle and the application is supported from the conservation standpoint; however greater detail is needed about the proposed works to ensure the historic fabric and special interest of the building are preserved from harm, and the following information should be submitted to the planning Authority for approval prior to commencement of the relevant works:

- Method statements and material specification for removal of:
 - Stud walls.
 - glazed partitions
 - Barclays fittings to all floors
 - External ATMs and related lighting. Material samples of infill stonework and pointing mortar to be submitted for approval.
 - Night safe. Material samples of infill stonework and pointing mortar to aperture to be submitted for approval.
- External signage
- Security cameras
- ADT alarm panel

External

None

5. LOCAL REPRESENTATIONS

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

Objecting: 0
Supporting: 0
Neither: 0

No comments were received from local groups/societies.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Heritage.

Design & Heritage

Paragraph 195 of the National Planning Policy Framework (NPPF) (2023) sets out that heritage assets should be conserved in a manner appropriate to their significance. Paragraph 200 outlines that a level of detail proportionate to the assets' importance should be provided with any submission of any asset affected by a proposal. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed works involve the removal of a number of internal and external features from the building in association with the decommissioning of the bank use. The works are summarised as follows:

External works:

- All existing signage to be removed and made good
- existing ADT alarm panel to be removed and made good
- All existing signage to be removed and made good
- existing external grade security camera with dome to be removed and made good
- Existing redundant letter box to be sealed internally
- Existing external ATMs to be removed and existing apertures to be infilled with rendered blockwork and decorated to match existing
- Existing external lighting above ATM to be removed and made good
- Existing dark blue vinyl to be removed and made good
- Existing night safe to be removed and existing aperture to be infilled with rendered blockwork and decorated to match existing.

Internal works:

- Existing Barclays fittings to be removed from all floors
- Existing cashiers counters to be removed from the ground floor
- Some existing modern stud and glazed partitions removed from ground floor
- Existing loose furniture removed from all floors.

The proposal has been reviewed by Council Heritage Officers. Their view is that the careful and expert removal of modern fittings, partitions and external fixtures from the interiors and facades of the building is likely to have a low to neutral impact on its historic fabric and heritage character. As such, the proposed works are deemed to preserve the character and appearance of the conservation area and the listed asset.

However greater detail is needed about the proposed works to ensure the historic fabric and special interest of the building are preserved from harm. As such a details condition shall be imposed on the development that requires a method statement and materials specification for the removal of the following:

- a) Stud walls.
- b) glazed partitions
- c) Barclays fittings to all floors
- d) External ATMs and related lighting. Material samples of infill stonework and pointing mortar to be submitted for approval.
- e) Night safe. Material samples of infill stonework and pointing mortar to aperture to be submitted for approval.
- f) External signage
- g) Security cameras
- h) ADT alarm panel

All methodology and specification to include subsequent works to mend the fabric of the listed building affected by demolitions and removal of fixtures and signage.

The details will need to be approved prior to the commencement of the relevant works.

Subject to compliance with the condition, the proposal is considered to be acceptable with regards to heritage considerations.

Conclusion

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

7. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following 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.

- 3 Prior to the commencement of all works on site, a method statement and material specification for the following removal works shall be submitted to and approved in writing by the Local Planning Authority:

- a) Stud walls.
- b) glazed partitions
- c) Barclays fittings to all floors
- d) External ATMs and related lighting. Material samples of infill stonework and pointing mortar to be submitted for approval.
- e) Night safe. Material samples of infill stonework and pointing mortar to aperture to be submitted for approval.
- f) External signage
- g) Security cameras
- h) ADT alarm panel

All methodology and specification to include subsequent works to mend the fabric of the listed building affected by demolitions and removal of fixtures and signage.

The works shall be undertaken in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and NPPF 2023.