

Haringey Council
Planning Service
6th Floor
River Park House
225 High Road
Wood Green
London
N22 8HQ

15th April 2024

Dear Sir/Madam

Planning & Heritage Statement

Planet Organic 119 Muswell Hill Road London N10 3HS

Application for Listed Building Consent

Reinstatement of party wall with 111-117 Muswell Hill Road

We write on behalf of the occupant of 111 to 119 Muswell Hill (Bioren Ltd) to submit an application for retrospective listed building consent for the reinstatement of sections of the party wall between Nos.117 and 119. Three openings between these units were made in 2018 when the Planet Organic shop expanded under listed building consent HGY/2018/2046. The applicant no longer requires No.119 as part of the retail store and has vacated the premises accordingly. The party wall has recently been restored in these openings thereby returning the original layout of the building.

Site Location

The application site is located on the west side of Muswell Hill Road and forms part of a three-storey building with a retail parade at ground floor level and residential units above. The parade underwent substantial renovation during 2014/15 with the facades repaired and a large extension added to the rear.



RTPI

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Chartered Town Planners

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Registered in England and Wales

Heritage Status

The building originates from the 1930s and is of the Art Deco/Modernist style. It is Grade II listed and located within the Muswell Hill Conservation Area. The Historic England listing describes the property as follows:

“Row of shops and flats, attached to the listed Odeon cinema alongside. 1935-6 by George Coles for the Muswell Hill and Harlesden Property Company, of which Oscar Deutsch of Odeon Cinemas was a Director. Ground floor with black and white faience tiling, above with banded brown and red brick to flats reminiscent of the contemporary Mount Royal flats by Burnet, Tait and Lorne. Flat asphalted roof. 9 shops, with 2 storeys of flats over, reached by staircases to the rear. The shops have curved projecting ribs between each unit, clad in faience and resembling the forms of the adjoining Odeon. The shop fronts obscured by later fascias at time of survey in July 1997. Metal windows with horizontal glazing bars, some renewed in PVC to front. The interiors of the shops and flats not inspected, but not thought to be of special interest. The shops and flats form a strong group with the Odeon cinema, the finest cinema of its type and date in England.”



View from Muswell Hill Road

Application History

The following applications relating to the site are listed on the Haringey Council Planning Register.

OLD/1970/0673 – Installation of shopfront. Approved 20/02/1970.

OLD/1983/0920 – Display of illuminated fascia sign. Approved 18/03/1983.

OLD/1984/0923 – Demolition of ‘lean to’ and conversion of open yard to enclosed store. Approved 04/04/1984.

OLD/1983/1099 – Display of shop fascia sign. Refused 17/03/1983.

OLD/1983/1100 - Display of illuminated projecting sign. Refused 17/03/1983.

OLD/1983/1101 – Display of projecting box sign. Refused 25/07/1983.

OLD/1988/0937 – Display of internally illuminated fascia sign. Approved 28/06/1988.

HGY/2018/2046 – Listed building consent for formation of openings in party wall. Installation of new shopfront and awning. Installation of outdoor air conditioning units at rear. Interior fit out. Approved 24/08/2018.

HGY/2018/2049 – Installation of new shopfront and awning and installation of outdoor air conditioning units to rear. Approved 24/08/2018.

Application HGY/2018/2046

Listed Building application HGY/2018/2046 included the creation of three new openings in the party wall between Nos 117 and 119 Muswell Hill Road to facilitate the expansion of the Planet Organic retail unit. The Council officer's report provided the following assessment of these alterations:

“The internal works would involve removing a section of internal concrete blockwork, installation of steel support beams and formation of a door opening alongside installation of a steel lintel. The supporting description of the listed building on the Historic England website site highlights a number of features on the buildings frontage that contribute its special interest, but states that the interiors of the shops were not inspected and not thought to be of special interest. The proposed works would not be considered to harm the special interest of the heritage asset and therefore are acceptable.”

No objections were made to the proposals by local residents/businesses or the Muswell Hill/Fortis Green/Rookfield CAAC and consent was subsequently granted on 24th August 2018.

Planning & Heritage Policies

The primary legislation relating to the conservation of the historic environment is the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended). The 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”.

The National Planning Policy Framework (2023) requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal and to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Policy HC1 in the London Plan (2021) requires development proposals affecting heritage assets, and their settings, to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Haringey Local Plan Policy SP12 requires the conservation of historic significance of Haringey's heritage assets. Policy DM9 of the Development Management DPD (2017) states that proposals affecting listed buildings should not lead to substantial harm or total loss of their significance, and should retain and repair existing features and fabric, or if missing, replace them in a sympathetic manner. Proposals should not harm the structural integrity or stability of the building or that of adjoining buildings or structures.

Listed Building Works

The party wall openings created under listed building consent HGY/2018/2046 have recently been filled in with concrete blockwork and finished with matching plaster. The steel supports inserted in 2018 have been retained to avoid any structural damage to the building.

The remaining finishes (painting and skirtings) have been left to be completed as part of the shop fit-out by future tenants of No.119 (unknown at this stage). A new shop entrance will also be required and will be subject to separate planning and listed building applications.



Heritage Conclusions

The creation of the party wall openings was not considered to harm the special interest of the heritage asset and were accepted by Local Planning Authority accordingly. The recent infill of the party wall as shown in the photographs above has reinstated the original plan form of the building and is therefore a positive contribution to the listed asset. Given that the special interest of the building relates to a number of features on the building frontage (as identified by Historic England), there would be no harm to the significance of the heritage asset.

The works therefore comply with the relevant heritage tests set out in the NPPF (2023), the London Plan (2021), the Haringey Local Plan (2017) and the Haringey Development Management DPD (2017). On this basis, we trust that listed building consent will be granted in due course.

Application Documents

The following documents are enclosed to accompany the application:

- Listed Building Application Form
- Site Location Plan
- Site Layout Plan – 8839-P001

If you require further information, please contact Paul Burgess MRTPI on 01273 413700 at the earliest opportunity.

Yours faithfully

Lewis & Co Planning
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