



# Officer Report

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|----------------------------|-----------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2024/0563</b>                          |
| <b>Application Type:</b>   | <b>Listed building consent (Alt/Ext)</b>      |
| <b>Address:</b>            | 639, High Road, Tottenham, London, N17 8AA    |
| <b>Proposal:</b>           | Replacement of a faulty lift car and controls |
| <b>Case Officer:</b>       | Emily Whittredge                              |
| <b>Valid Date:</b>         | 04/03/2024                                    |
| <b>Applicant:</b>          | Jamie Dean                                    |
| <b>Agent:</b>              | Studio Freehaus                               |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Proposal**

Replacement of a faulty lift car and controls.

#### **2. Site and Surroundings**

The application relates to a landmark Grade II Listed building on the corner of Tottenham High Road and Lordship Lane. The neo-Jacobean building has two storeys and an attic storey with an octagonal corner turret and is constructed of red brick with stone and terracotta details. The site falls within the North Tottenham Conservation Area.

The building is in mixed use occupation including business use, cafe, shop 'concession unit' and training space.

#### **3. Relevant Planning History**

##### **HGY/1990/1539**

Passenger lift for 8 persons at the rear.

**Decision Date:** 29 January 1991

**Decision:** Approve with Conditions

#### **4. Local Representations**

No representations were received to consultation and publicity of the application.

#### **4. Analysis/Assessment**

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. In relation to

extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The works form one part of broader programme of repairs and refurbishment to the listed building. Extensive details have been provided in respect of the proposals and the relevant part of the building affected by the development. The submitted Conservation Management Plan and Design and Access Statement demonstrate that the existing lift shaft and relevant fabric are not historic (circa 1990s per the planning history). The proposal seeks to replace the lift car and mechanism as well as controls within the modern lift shaft and connecting modern walls, with no changes to the exterior. The information provided clearly and convincingly indicates that all related works will affect modern fabric only.

The proposals would be wholly within the modern structure and will not impact any surrounding historic fabric. The works are not considered to have any detrimental affect on the character or special interest of the building, and have the benefit of improving access to the building, and therefore comply with relevant heritage policies and can be recommended for approval.

## **5. RECOMMENDATION**

Grant Listed Building Consent

### **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 consent.  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3           All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.  
  
Reason: In order to safeguard the spec

### **Informatives:**

INFORMATIVE: Listed Building Consent

The permission hereby granted confers no form of Listed Building Consent approval

which will need to be the subject of a specific Listed Building Consent application.

**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.