



Officer Report

Application Number:	HGY/2024/0074
Application Type:	Approval of details reserved by a condition
Address:	42 Southwood Lane, Hornsey, London, N6 5EB
Proposal:	Approval in part of details pursuant to condition 3 (details) attached to listed building consent ref. HGY/2022/2556 for alteration and repair to interior and exterior of building granted on 7 July 2023. Approval in part relating to refurbishment of front and rear windows, removal of canopy and of drainage pipes from front elevation and subsequent repairs to façade, and demolition and replacement of rooflight in lower ground/ basement floor rear extension
Case Officer:	Nathan Keyte
Valid Date:	10/01/2024
Applicant:	Isherwood
Agent:	Miss Maria Speake

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Ref: HGY/2022/2556 – Listed building consent for alteration and repair to interior and exterior of building.

PROPOSAL

Approval in part of details pursuant to condition 3 (details) attached to listed building consent ref. HGY/2022/2556 for alteration and repair to interior and exterior of building granted on 7 July 2023. Approval in part relating to refurbishment of front and rear windows, removal of canopy and of drainage pipes from front elevation and subsequent repairs to façade, and demolition and replacement of rooflight in lower ground floor rear extension.

BACKGROUND

Works had commenced on the site prior to condition 3 having been discharged. An application was made to discharge Condition 3 in full, however following Local Authority Conservation Officer visits to the site, it was confirmed that works outside the original Listed Building Consent had occurred, which also rendered some aspects of Condition 3 unable to be discharged in full. A Listed Building Consent has since been lodged (HGY/2024/1439) and is currently awaiting additional information. A meeting was held between the Agents and the LPA on 27 June 2024 to discuss outstanding points, and it was agreed what aspects of Condition 3 are able to be discharged under the original Listed Building consent HGY/2022/2556.

ANALYSIS/ASSESSMENT

Condition 3 (Details and Materials) reads:

Notwithstanding the details included in the drawings and/or documentation submitted further details in respect of the following matters shall have been submitted to and approved in writing by the local planning authority and thereafter adhered to and implemented accordingly:

- 3.1 Heritage method statement for removal of canopy and drainage pipes from front elevation and subsequent repairs to facade*
- 3.2 Method statement for refurbishment of existing windows and balconies to rear elevation*
- 3.3 Detail drawings to scale 1:10 of typical retained window upgraded with new double glazing.*
- 3.4 Detail drawing to scale 1:10 and material specification of new rooflight to north roof slope.*
- 3.5 Heritage method statement for demolition and infill works to basement floor.*
- 3.6 Heritage method statement for demolition and infill works to ground floor.*
- 3.7 Heritage method statement for demolition, infill, and ceiling works to first floor to create a single master bath.*
- 3.8 Heritage method statement for demolition of partitions and stair to second floor*
- 3.9 Detail drawings to scale 1:20 of new timber staircase from first to second floor to match original.*

Thereafter, the works should be carried out by a heritage contractor and should be supervised by a heritage conservation professional.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

[Officer Note: the numbering of the subsections within condition 3 have been added for ease of reference].

Consultation Response:

LBH Conservation:

From the document submitted on 15/07/2024, the applicants appear to now be applying to discharge the following parts of the condition 3 of application HGY/2022/2556.

- 3.1 – the removal of the canopy and drainage pipes and repairs to the facade
- 3.2 – refurbishment of the existing windows and balconies
- 3. 5 – demolition works to the basement but only so far as it relates to the demolition of the modern lower ground floor extension roof to accommodate the rooflight

The submitted details [as contained in two attachments of the Agent's response dated 15/07/2024] are acceptable.

Assessment:

Following the revised scope of the discharge application to being a discharge in part, the amended details as provided on 15/07/2024 are acceptable to enable the (mostly external) works under points 3.1, 3.2 and 3.5 only to proceed.

It is further noted that the retained windows have been confirmed to be maintained as single glazing, and no new rooflight to the north roof slope is now proposed.

Whole other matters are stated as being 'carried over/ to be addressed as part of the Listed Building Application HGY/2024/1439' it remains to be seen whether the outstanding works undertaken/ proposed are able to be confirmed as acceptable.

RECOMMENDATION

GRANT DISCHARGE CONDITION IN PART