

Officer Report

Application Number:	HGY/2024/3117
Application Type:	Listed building consent (Alt/Ext)
Address:	Flat 2, The Manor, 71 High Street, Hornsey, London, N8 7QB
Proposal:	Replacement of the existing first floor patio door and decking.
Case Officer:	Roland Sheldon
Valid Date:	05/11/2024
Applicant:	4
Agent:	Mrs Lorraine Bewes Mr Steve Brookes Sanya Polescuk

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The subject site contains a grade II listed building located on the northern side of Hornsey High Street, N8. The surrounding uses are predominantly residential. The site is located within Hornsey Water Works & Filter Beds Conservation Area.

2. PROPOSED DEVELOPMENT

Replacement of the existing first floor patio door and decking. The application is being assessed concurrently with full planning application HGY/2024/3047 for the same development.

3. CONSULTATION

LBH Haringey Conservation Officer:

There is no in principle objection to the replacement of the patio doors which are modern, and in poor condition. The detailing submitted and its position set back on the extension would mean that the changes would not be conspicuous, and this would have a neutral impact on the significance of the listed building. The replacement of the modern decking would also be considered to have a neutral impact on the significance of the listed building.

Local Consultation

A notice was placed in the local press as part of the local consultation, in addition to a site notice being placed outside the building. Letters of consultation were also sent to neighbouring properties. No comments were received during the statutory consultation period.

4. ASSESSMENT

The material planning considerations with regards to this application are the effect of the works upon the special architectural and historic interest of the Grade II listed building.

Design & heritage

The National Planning Policy Framework (NPPF) 2023 emphasises the importance of ensuring that local planning authorities should:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 208 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

London Plan policy HC1 requires development proposals to conserve the significance and be sympathetic to the significance of heritage assets.

DM policy DM9 sets out development that conserves and enhances the significance of a heritage asset and its setting will be supported.

Local Plan policy SP12 sets out that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets.

71 High Street is a grade II listed building that is considered to contribute positively to the significance of the wider conservation area. The building dates from the early to mid 19th century and was subdivided into flats in the late 20th century, and has been subject a set-back side extension.

The application seeks the replacement of the existing first floor patio door and decking. There is no in principle objection to the replacement of the patio doors which are modern, and in poor condition. The detailing submitted and its position set back on the extension would mean that the changes would not be conspicuous, and this would have a neutral impact on the significance of the listed building. The replacement of the modern decking would also be considered to have a neutral impact on the significance of the listed building.

A condition shall be imposed on the development that requires the external and internal works to match the existing original building work adjacent in respect of materials used. Subject to compliance with this condition, the proposal would preserve the special interest of the heritage asset.

Conclusion

The works would preserve the special interest of the heritage asset, in accordance with the National Planning Policy Framework (2023), policy HC1 of the London Plan (2021), policy SP12 of the Haringey Local Plan (2017), policy DM9 of the Haringey Development Management Plan DPD (2017).

5. RECOMMENDATION

The application is recommended for approval subject to the following condition(s):

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 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason: In the interests of protecting the heritage asset, in accordance with policy HC1 of the London Plan 2021 and policy DM9 of the Haringey Development Management Plan DPD 2017.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.