



Officer Report

Application Number:	HGY/2024/3420
Application Type:	Listed building consent (Alt/Ext)
Address:	Dial House, 790 & 792 High Road, Tottenham, London, N17 0DH
Proposal:	Listed Building Consent for internal and external alterations to 790 High Road, consisting of external alterations to the rear (east) elevation; internal alteration to facilitate the repurposing for office use, including removal of divisions, stairwells, intrusions and internal additions; restoring and reinstating historic joinery and architectural elements where they are incomplete/have been lost due to fire damage; and carrying out repairs to floors, ceilings and joinery. Addition of 6 condensers to the roof of no.792
Case Officer:	Alicia Croskery
Valid Date:	13/12/2024
Applicant:	Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve with Conditions

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1. SITE AND SURROUNDINGS

The site lies on the eastern side of High Road and is an existing four storey building. The site is a grade II* listed building and is located within the North Tottenham conservation area. This site is currently vacant and consists of 10 flats which are all in a state of deterioration and substandard.

2. PROPOSED DEVELOPMENT

The applications seeks full planning permission for the change of use from residential (C3) to office (E(g)(i)) and external alterations to the rear elevation. The office space will span over the four storeys including private offices, meeting rooms, amenity spaces, hot desk areas, a reception and a rooftop terrace. The proposal will include external alterations to the rear (east) elevation of 790 High Road, comprising of the removal of the central window and replacement with a new entrance doorway.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/3441 - Change of use from residential (C3) to office (E(g)(i)) and external alterations to the rear elevation. Under assessment.

HGY/2023/0459 - Listed Building Consent to install non-illuminated fascia plaques to Nos. 744, 790, 796, 808 and 810/812 High Road, comprising a total of 5 x blue plaques. Approve with conditions.

HGY/2022/2018 - Change of use of Levels 02 and 03 from Sui Generis use to a media, recording and production studio (Class E) - Paxton Building, Land to the Rear of 790-796 High Road, Tottenham, N17 0DH. Withdrawn.

HGY/2019/0315 – Proposed works of repair and minor alteration to Nos. 790, 792 and 794 High Road, Tottenham. Approve with conditions.

HGY/2016/3310 - Erection of a four storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works. Approve with conditions.

HGY/2016/3540 - Listed building consent for erection of a four storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works. Approve with conditions.

HGY/2015/3000 - Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development. Approve with conditions.

HGY/2012/0020 - Listed building consent for removal of defective brickwork to flank elevation and rebuild utilising existing foundation brick wall. Approve with conditions.

4. CONSULTATION

The response below were received following consultation on the application:

Internal:

LBH Conservation officer: Supportive if the application subject to conditions.

External:

Historic England: No objection

5. LOCAL REPRESENTATIONS

The application was publicised by way of notice placed in the local press, a site notice placed outside the premises, and letters sent to neighbouring properties.

No of individual responses: 0

Objection: 0

Supporting: 0

The following councillor made representations:

- Councillor Bevan – *'As a Cllr of long standing, I am responding to this application. I have visited the above address, and my comments are below and are based on my observations and local knowledge during my 20 years as a Cllr for this ward and as the Design Champion for Haringey - AGREED'*

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.

Heritage

The National Planning Policy Framework (NPPF) 2024 emphasises the importance of ensuring that local planning authorities should take account of:

- 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 215 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 DM1 sets out that proposals should relate positively to their locality, having regard to distinctive architectural styles, detailing and materials. DM Policy DM9 sets out development that conserves and enhances the significance of a heritage asset and its setting will be supported.

Dial House is a statutorily listed grade II* building which, together with other grade II * LBs forms less than 6% of the national LB stock. The surviving historic fabric and components significance of the listed building deserve appropriate care, expertise, craftsmanship and it is important that the LPA keeps a high level of scrutiny on proposed works affecting such an important heritage asset. the adaptation of Dial House to office uses still involves a substantial internal re-configuration which requires the removal of modern partitions, stairwells and additions erected over the years after the fires occurred in the late 1970's and the installation of new services. The proposed scheme positively relies on a thorough assessment of significance and survey of the building supplemented by a very useful mapping of the hierarchy of heritage significance.

The application provides satisfactory evidence of the extensive analysis and understanding of the building's historic development, conditions and heritage values that have successfully informed the design proposal which is comprehensively illustrated and documented. The proposed works aim to sensitively declutter the interiors and rear elevation from utilitarian and low value interventions so to unveil as much as possible of the original plan form and elevational design and reinforce the historic character of the front rooms of the building which constitute the most valuable components of significance and character of the listed property. The proposed works will involve restoring and reinstating historic joinery and architectural elements wherever these survive, or sufficient evidence of the original design is available; works will beneficially include carrying out repairs to floors, ceilings, and joinery. The uncontentious reconfiguration of the rear section of the building which has no heritage value, will appropriately host a new lift, toilets, breakout spaces with kitchen facilities, IT cabinet and Heating, Cooling and Ventilation systems that will require the carefully pondered installation of 6 condensers to the roof positioned within the roof valley of grade II listed property at No 792. The proposed installation of the new equipment on the roof valley of the neighbouring building is considered acceptable since the application demonstrates that the new roof-mounted equipment will not affect in any way the appreciation of the host building and its terrace.

The proposed works to the modern rear elevation facing Paxton Place will beneficially declutter and repair this elevation and will rebalance its design with the creation of a new door to ground floor to provide accessible entrance to the building and to functionally connect it to the landscape of Paxton Place. The comprehensive information provided by the submitted heritage statement, design and access statement, drawings, and technical reports about the justification and mostly neutral impact of the proposed works on the significance of the host building is clear and

convincing, harm to the heritage assets has been consistently avoided and minimised by design, while the benefits delivered by this scheme in terms of spatial, functional, efficiency upgrading and future proofing of Dial House are very welcome and lay the basis for further, well-designed future improvements to this highly graded listed building.

The proposed scheme aims to conserve the significance of grade II * listed Dial House and grade II property at No 792 High road, and the submitted application is supported in principle from the heritage conservation stance. However, the proposed design needs to be further detailed to ensure that the special character of the building is retained and sensitively complemented through sensitively detailed design. This further information will be secured by way of condition.

On the basis of the above, the proposed works would preserve the special architectural and historic interest of the listed building. The proposal is therefore acceptable with regards to heritage considerations.

5. CONCLUSION

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

Conditions:

- 1 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.

- 2 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 3 The following trials/samples of works, full replacements and installing of equipment affecting the interiors of the building should be respectively approved onsite by the conservation officer before progressing with the relevant works.

Photographic records of both trial and completed works should be submitted as part of the process to discharge the relevant part of this condition:

- a) Trial cleaning and repair of existing staircase
- b) Trial repair and redecoration of existing panelling, wallpaper, and wall to front rooms
- c) Trial repairs and replacement of cornices to front rooms
- d) Sample of replacement dado rail to front rooms
- e) New door to ground floor hallway
- f) Trial repair and replacement of doors to cupboards in located in hallway and stairwell to ground floor
- g) Trial repair, fire upgrading , and ironmongery replacement to existing doors
- h) Trial repair and replacement of doors' architraves

- i) Sample of FCU to be installed to front rooms
- j) New masonry work to ground floor hot desk room in advance of installing new platform lift.
- k) New partition to front office rooms on first and second floor
- l) Sample of new ceiling to front office rooms on first and second floor
- m) Samples of new lighting to front rooms
- n) Sample of CCTV cameras.

Reason: In order to safeguard the special architectural or historical interest of the building.

- 4 Prior to works of demolition of any buildings within the site or alteration to the Dial House, a phased programme for carrying out the approved works to the Dial House shall be submitted in writing to and for approval by the Local Planning Authority. The programme shall take into account the delivery of the new build elements of the scheme alongside the delivery of the repair, refurbishment and fit out of Dial House. The development shall be constructed in accordance with the approved programme, unless agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historical interest of the building.