

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2013/1170	Ward: Muswell Hill
<p>Address: 107-143 Muswell Hill Road N10 3HS</p> <p>Proposal: Listed Building Consent for erection of rear and side extensions to create additional retail floor space and provision of eight residential units in third floor and rear extensions. construction of new freestanding lift and stair core to rear, creation of new internal lift shaft, closure of existing car park entrance, slip road and short term parking, and creation of two-way read access to car park and hard landscaping of existing site frontage.</p> <p>Existing Use: Mixed Use – Residential and Commercial</p> <p>Proposed Use: Mixed Use – Residential and Commercial</p> <p>Applicant: Henderson UK Property Unit Trust</p> <p>Ownership: Private/LBH Highways</p>	
<p>Date received: 20/06/2013 Last amended date: 19/09/2013</p> <p>Drawing number of plans: 20858 P(--), 003 H, 004 F, 005 F, 006, F, 007 C, 008, 009, 010 B, 011 B, 12 A, 13 B, 14 A, 015 A, 018, 050 D, 060 A</p>	
<p>Case Officer Contact: Robbie McNaugher</p>	
<p>PLANNING DESIGNATIONS: Muswell Hill Conservation Area, Grade II Listed Buildings</p>	
<p>RECOMMENDATION</p> <p>GRANT LISTED BUILDING CONSENT subject to conditions</p>	

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2013/1169

2.0 PROPOSAL

2.1 This application is for Listed Building Consent for

3.0 PLANNING HISTORY

As per HGY/2013/1169

4.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

London Plan 2011

Policy 7.8 Heritage assets and archaeology

Local Plan, March 2013

SP12 Conservation

Unitary Development Plan (post Local Plan Adoption, March 2013)

CSV4 Alterations and extensions to Listed Buildings

Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2013/1169

6.0 RESPONSES

As per HGY/2013/1169

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 The subject property is a Grade II listed building and as such there is a legal requirement for its protection. The primary legislation relating to the

conservation of the historic environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

- 7.2 The 1990 (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” (Sections 16 (2) and 66(1)), and to pay “special attention to the desirability of preserving or enhancing the character and appearance of conservation areas” (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 ‘Planning & the Historic Environment’
- 7.3 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF says that “proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 7.4 Policy 7.8 ‘Heritage Assets and Archaeology’ of the London Plan requires development to conserve the significance of the heritage asset. Haringey Local Plan Policy SP12 seeks to ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;
 - relate sensitively to the original building; and not adversely affect the setting of a listed building.
- 7.5 The extent of the changes to the Listed Building are outlined in the accompanying planning application HGY/2013/1169 and in summary include the following:
- Demolition of the rear extensions and yards to the retail units;
 - Demolition of the southern single storey concrete and brick external staircase to the residential units
 - Construction of two storey retail extensions at rear and to side of parade
 - Construction of third floor residential extension
 - Construction of new stair and lift core to rear, with bridge link
 - Internal staircase extension at northern end of building
 - Insertion of new lift core to northern end of parade
 - Removal of separating walls between existing retail units
 - Replacement of windows throughout existing residential units and common parts
 - Glazed roofing over retained first floor walkway

- Removal of internal staircase between first and second floors at southern end
- Creation of new shopfront opening in flank wall of 107 Muswell Hill Road

7.6 A condition will be attached requiring a schedule of works, methodology statement and detailed plans and drawings of the works to the Listed Building. As set out in the report for HGY/2013/1169 the design extensions are considered to be of the highest design quality which conserves the significance of the Listed Building.

7.7 Overall the extent of the alterations and changes proposed are considered to relate sensitively to the original building and its historic character, qualities and setting. The proposal will allow for the appropriate repair and restoration of this Grade II listed building. As such the proposal is considered to be in accordance with Local Plan Policy SP12 'Conservation' and CSV5 'Alterations and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006. Given the above this application is recommended for APPROVAL.

8.0 RECOMMENDATIONS

GRANT LISTED BUILDING CONSENT subject to conditions

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building.

3. A detailed and itemised schedule of works, methodology statement, detailed plans and drawings as appropriate in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

- a. repair, reinstatement and any additional works affecting the fabric of the listed building such as structural investigations
- b. Detail of the proposed structural investigations to verify the loading capacity of the building and any concealed damage to the structure
- c. Further details of how the new structure would be integrated with the existing structure
- d. Details regarding the alterations to the existing structure to accommodate the new lift and stair cores and removal of the rear mezzanine floor level area

- e. All doors, windows and rainwater goods (which shall be a high quality metal)
- f. Details of all repair works, including concrete repairs, brick and mortar repairs, faience repairs
- g. Details of all decorative profiles on walls, ceiling surfaces, handrails, floor finishes, doors and fanlights as applicable
- h. Location and finish of all mechanical ventilation, louvers, and communal satellite
- i. Further details regarding levelling of internal floor heights and related works to flats 131, 133, 141 and 143 including bricking up of existing windows and installation of the 'sunpipe' system.

The development shall be implemented in accordance with the approved details or samples of materials.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policy CSV4 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.