

Planning Sub Committee

Appendix 16

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1 APPLICATION DETAILS – LISTED BUILDING CONSENT

Reference Nos:

Ward: Crouch End

HGY/2017/2221 - Listed Building Consent – Hornsey Library
HGY/2017/2222 - Listed Building Consent – Town Hall
HGY/2017/2223 - Listed Building Consent – Broadway Annex

Building 1: Hornsey Library, Haringey Park, Hornsey N8 9JA.

Proposal: *Listed Building Consent for demolition of library garage and energy centre in curtilage of Hornsey Library (Listed Grade II - HE Listing Ref: 1246935). No demolition to library building proposed. (Reference No: HGY/2017/2221)*

Building 2: Hornsey Town Hall, The Broadway N8 9JJ

Proposal: *Listed Building Consent for internal and external alterations to the Hornsey Town Hall (Grade II* - HE Listing Ref: 1263688) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery, etched glazing and windows. Various removals and insertion of internal partitions, doors, partial excavation of basement, lift insertions, ramp and access insertions and relocations, fire escape replacement, removal of stage hoist, balcony seating and 1972 roof addition. Repair of historic finishes, furnishings, commemorative plaques and war memorial. Curtilage demolition of the Weston Clinic Building and courtyard infill extension.*

Building 3: Broadway Annex Building, The Broadway, N8 9JJ

Proposal: *Listed Building Consent for internal and external alterations to the Broadway Annex (Listed as 'Electricity Board Office and Showroom' - Grade II. HE Listing Ref: 1358881) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery and windows. Various removals and insertion of internal partitions, including insertion of French doors to the Town Hall square, fire escape replacement and facilitating works to allow insertion of extension.*

Applicant: Crouch End Far East Consortium (FEC) Ltd.

Ownership: Council/Private

Case Officer Contact: James Hughes

Site Visit Date: 28.04.2017 + 26.06.2017 + 01.08.2017 + 30.08.2017 + 20.10.2017

Date received: 25.07.2017

Date Valid: 01.08.2017

Drawing number of plans and documents: See **Appendix 2**

1.1 These applications for Listed Building Consent reported to Planning Sub-Committee as they are concurrent to a planning application for major development (HGY/2017/2220)

1.2 **SUMMARY OF KEY REASONS FOR RECOMMENDATION**

The summary of key reasons for granting Listed Building Consent are set out in Section 2 in the main body of this report.

2 RECOMMENDATION

2.1 The recommendation for the applications for listed building consent is set out in Section 2 in the main body of this report.

Conditions – Listed Building Consent Conditions and Informatives - See Appendix 1

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3 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed Development

Building 1 – Hornsey Library

3.2 The library garage and energy centre in curtilage of Hornsey Library are proposed to be demolished. The library garage is a late 20th century structure of no historic merit, not built in conjunction with the library. The energy centre is clad in screening materials to match the library but it also has no historic significance.

3.3 As noted above, these structure are statutory Grade II listed by virtue of being located within the curtilage of the library. The demolition of part of the library

itself that was initially proposed by the applicant, but alterations to the scheme have resulted in this demolition being omitted from the proposal.

Building 2 – Town Hall

- 3.4 The applicant proposes the following specific alterations to the fabric of the Town Hall. These are summarized by elevation and internally below. The change of use and alternations to the public realm are addressed in the main body of this report.

West Elevation

- Disabled access ramp extended across the front of the assembly hall entrance. Portland stone plinth, entrance steps to the Assembly Hall, bronze handrails and concrete urns would be relocated to fit the new arrangement.
- Alterations to first floor balconettes to meet building regulations for safety. Removal of existing Perspex panels. Repair and upgrade of original casements to the Committee Rooms and second floor windows over the west wing.
- Repair of original 1930s security grilles to assembly hall entrance.
- Reinstatement of the entrance doors to the Assembly Hall entrance
- Removal of modern wall-mounted lights and replacement with replicas of original wall sconces.
- Introduction of slimline double-glazing to the casements at ground floor and second floor levels of the West Wing.
- Sills lowered on four central ground floor windows of west wing to create metal-framed and glazed French doors in a style to match the 1930s originals. These will give access to and from the ground floor café or restaurant. The two outer windows and the foundation stone beneath the easternmost window will be retained.
- The four central doors have been proposed for alteration to maintain the overall symmetry of the elevation.

East Elevation

- Construction of Block B, covering three metal windows at first floor level.
- Extension at roof level on the east wing of offices, replacing the 1970s extension to the south of the stair tower (matched with an extension to the north of the stair tower)
- Removal of scenery loading bay, added in 1960s, to assembly hall and rebuilding on the same footprint to provide a new lift.
- Repair and refurbish existing windows and introduce internal secondary glazing or slimline double glazing.
- Plant over the dressing room block.
- Replacement of the fire escape stair to meet building regulations.
- Removal of a shuttered door to the north of the Assembly Hall.

North Elevation

- Installation of a fire escape stair to meet building regulations and to provide access to the plant.
- Repair and upgrade of original casements to the Assembly Hall.

South Elevation

- Sills lowered and new windows inserted in ground floor and lower ground floor windows within the three-sided garden courtyard to create metal-framed and glazed French doors in a style to match the 1930s originals. These would serve hotel bedrooms.
- Sills lowered on ground floor windows to the former rates office to create metal-framed and glazed French doors in a style to match the 1930s originals. These would serve the co-working office space.
- Repair and refurbish existing windows and introduce internal secondary glazing or slimline double glazing. Repair and upgrade of original casements to the Council Chamber.
- Construction of Block B as per the above.
- Demolition of single-storey modern infill building in Garden Court.

Service Courtyard Elevations

- Sills lowered on lower ground floor windows to create timber panelled glazed French doors in style to match the original garage doors.
- Removal of original garage doors and replacement with solid panelled doors, in style of original doors. These would serve hotel bedrooms.
- New construction at lower ground floor level to create a new link from the kitchens to the assembly hall. Style to match the existing elevations.
- Repair and refurbish existing windows and introduce internal secondary glazing or slimline double glazing. Repair and upgrade of original casements to the Assembly Hall.

Town Hall Building Interior

- Repair of historic fabric will include the ground floor foyers, the Committee Rooms, the Council Chamber, the Mayor's Parlour and the Members' Room. The Assembly Hall will be subdivided to form a new performance space but its remaining portion will be repaired.
- New lifts will be provided in four locations
- In the secondary areas designated for hotel use, the panelled rooms will be dismantled and their joinery reused within the same locations. Original walls, ceilings and floor surfaces replacement for non-critical areas.
- The windows within the rooms will be repaired and upgraded as necessary. The corridors will be retained and their cork floors, casement windows and sills will be repaired.
- New hotel room walls will be positioned to respect window openings. The new construction will be fitted out to replicate the original with simple

skirting and architrave joinery, square cork boarding, parquet or slender timber boarding for the floors and plain plaster finishes for the walls and ceilings.

- Original architectural ironmongery, for example door handles, and light fittings will be salvaged and reused. Original 1930s sanitary-ware – WCs and basins – will be either retained in-situ (where WCs are still required) or reused in new locations.

- 3.5 As noted in Section 6 of this report, the developer also proposes the demolition of the Weston Clinic Building. This structure is not listed, but its demolition does require Listed Building Consent by virtue of being located in the curtilage of the Hornsey Town Hall. Other curtilage walls and minor structures within the curtilage of the Town Hall are proposed for removal on the site.

Building 3 – Broadway Annex

The applicant proposes the following specific alterations to the fabric of the Broadway Annex. These are summarized below:

East Block

- Sills of four large windows at ground floor level would be lowered to create metal-framed and glazed French doors in style to match 1930s originals. These would enable access into the restaurant / café.
- To the rear elevation of the east block: revisions to door openings and replacement doors are proposed.
- At first floor level a door would be converted to a window to match those adjacent.
- A small portion of boundary wall adjacent to the east block would be removed.
- A flat-roofed roof extension to the north elevation of the west block, at the rear of the site, with matching materials

West Block

- Two narrow openings are proposed to the north wall of the west block at first and second floors to facilitate the fire strategy.

Interior

- Main alterations comprise the conversion of cellular office spaces into apartments and the insertion of a platform lift at the centre of the main staircase, this would serve the ground and first floor.
- Within the west block, the finishes within the main entrance hall would be repaired and original lighting and ironmongery throughout reused. Windows would be repaired with improved secondary glazing.

Ground Floor

- All late-20th century fittings and features, including the dropped ceiling would be removed.
- The area within the east block would be stripped of its late-20th century features and converted into a restaurant / café.
- A new staircase would be introduced in the north corner of the east block, with access from the rear.
- A duplex apartment is proposed to the rear of the west block.
- A bin store is proposed to the rear of the west block, with a new access door from the rear of the site.

First Floor

- All late-20th century fittings and features, including the dropped ceiling and raised floor would be removed.
- A series of duplex apartments would be introduced, accessed from the proposed new stair and arranged off a central corridor. This would require the insertion of a new floor (there is currently a suspended ceiling).
- A fire exit door in the north wall would be converted into a window to match those adjacent.
- Within the west block at the half-level, it is proposed to insert one duplex and one one-bed apartment, off the main staircase. This would replace an office and kitchenette, which are of little interest.
- Within the remainder of the first floor, it is proposed to remove all partitions and to insert one one-bedroom apartment and two two-bedroom apartments, arranged off a corridor (following the line of the existing corridor).
- Within the former Borough Electrical Engineer's room, it is proposed to subdivide this space to create an additional flat at second floor level.

Second Floor

- Insert a new floor level in place of the present suspended ceiling – as described above. This would allow the creation of duplex apartments.
- Within the west block at the half-level, it is proposed to insert one three-bedroom apartment, off the main staircase.
- Within the remainder of the second floor, it is proposed to remove all partitions and to insert a series of apartments, arranged off a corridor (following the line of the existing corridor).

3.6 Site and Surroundings

- 3.7 The site is described in Section 3 in the main section of this report. Listed building descriptions extracted from Historic England's register for the relevant buildings are below

Hornsey Library – Listed Grade II - 23rd March 2001

Public library. 1963-5 by F Ley and G F S Jarvis of Hornsey MB, with A J Fowler, former Principal Assistant Architect, under G A Pentecost, Borough Engineer and Surveyor. W V Zinn and Associates, structural engineers. Reinforced concrete with large panel pre-cast concrete cladding and brick facings. White cement and Derby spa aggregate in the panels, which have a raised pattern. Flat roofs, save over exhibition hall which has 'V'-shaped roof incorporating clerestory. Two storeys and basement.

Central entrance hall, with adult lending library to left, of double-height with gallery. To right is a central courtyard, with former periodical and information room, now children's library to front, and former children's library with its own entrance beyond. Offices to rear. Above is the main reference and reading room, and exhibition cum lecture hall served by foyer and coffee bar. A room beyond serves as a seating store. Large basement stack rooms, with corner room for children's 'story-hours' reached via its own staircase. Travelling library dock at side of building.

Hornsey Town Hall – Listed Grade II* -16th January 1981

1935 by R H Uren. Forms, centrepiece of composition around small green, flanked by Gas Board and Electricity Board showroom. Hand made brick of pinkish colour with stone dressings; flat roofs, stone coped parapets. Modern style combined with display of craftsmanship. Two storeys. L- shaped front with 7 bays facing courtyard, 6 narrower bays on right inner return with a set back attic floor (perhaps later); tall rectangular tower at junction.

Main block has long first floor windows with bronze bars and guards and bronze balcony to 3 central windows. Below, a wide triple entrance with rusticated brickwork is flanked by plain windows. Tower has large door with carved stone surround below a copper-grilled window with bronze hood. Blank walls, with raised brick strips, rise to top stage where stone hoods crown 5 and 4 slit windows. At North end projects a bowed, cantilevered first floor. Rear: round-cornered canopies to entrances flanking the stair tower which has curved full-height window with glazing bars; oversailing flat roof.

Interior decoration and furnishing all designed as part of the original conception and much is still preserved including: floor surfaces; wall cladding; columns; doors, light-fittings; imperial main stair. with decorative openwork metal balustrade; and inlaid wood-panelled walls (with clocks), cupboards, and bookcases to' Borough Engineer's Office, Room 108, former Mayor's Parlour and Committee Room. Council Chamber retains original seats and desks (set in half-round). Galleried theatre with inlaid wood-panelling to walls.

R H Uren. was a RIBA Architecture Medal winner and winner of the Gold Medal of the Worshipful Company of Tilers and Brickmakers. This was the first town hall in Britain to be modelled on Dudock's seminal town hall at Hilversum, and was an important influence on others built subsequently.

Broadway Annex Building - Listed Grade II 16th January 1981

1938 by Slater, Moberly and Uren. Forms part of composition around small green, with Hornsey Town Hall and Broadway House.

Two builds. Light pinkish brick with stone coped parapet 5 storeys. Nine-bay west part has projecting right entrance bay with stone architrave, long window over and carved brick sculpture representing light above this, Set back 6-bay right section has projecting ground floor. Long windows ground and first floors. Top floor blank but for narrow stone panels over first floor windows. Showroom on groundfloor of left section continues round corner to main road.

3.8 Relevant Listed Building Consent History

Hornsey Town Hall

There is an extensive history of Listed Building Consent (LBC) applications for the three listed structures. Given the scale of the proposed curtilage works to the library, the LBC history of the library is omitted from this report as it is not considered relevant. The most recent LBC application history for the Hornsey Town Hall and Broadway Annex is below.

- **HGY/2010/0501** - Listed Building Consent for refurbishment and conversion of the Town hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwelling houses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival use. Granted 04-08-2010
- **HGY/2005/1733** - Permitted Listed Building Consent for the erection of timber stud partition and access control system to enable adjacent shop unit to use toilet accommodation in Town Hall- Granted 25th November 2005
- **HGY/2002/1252** - Listed Building Consent for the installation of a Microwave Receiver Granted 21st February 2003

- **HGY/2002/1005** Listed Building Consent to erect 6 antennae within the top of the tower and radio equipment housing and ancillary development within the tower. Granted 12th September 2002.

Broadway Annex

- **HGY/2016/3662** - Listed building consent for display of 1 x externally illuminated fascia sign. Granted 15th December 2016
- **HGY/2016/0564** - Listed building consent for refurbishment of property and installation of new main entrance door. Granted 1st June 2016
- **HGY/2006/2183** - Listed Building Consent for internal alterations to toilet ramp area. Granted 14th December 2006.
- **HGY/2006/1336** - Permitted Listed Building Consent for display of enamelled letter signage to shop fascia. Granted 27th October 2006.

3.9 Consultation and Community Involvement

- 3.10 The pre-application consultation prior to the submission of the Listed Building Consent applications is described in the main body of this report.

4 CONSULTATION RESPONSE

- 4.1 Those consulted on the Listed Building Consent applications and the response to consultation is described in the main body of this report.

5 LOCAL REPRESENTATIONS

The local representations are described in the main body of this report.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1.1 The main planning issues raised by the Listed Building Consent applications are:

1. Identification and assessment of the significance of relevant heritage assets
2. The impact of the proposed development on the identified assets.

Identification and Assessment of Significance

- 6.1.2 The identification and significance of assets the subject of listed building consent is set out in Section 6 of this report

- 6.1.3 The impacts of the development proposal, including the impacts to the fabric of the listed buildings and the interventions to the buildings proposed are considered in Section 6 heritage of the report,

6.1.1 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION in Section 2 in the main body of this report.