

Agenda Item 05

Supplementary Information

Planning Committee on 10 March, 2021 Case No.

20/1164

Location	1 Burnt Oak Broadway, Edgware, HA8 5LD
Description	Listed building consent for partial demolition, restoration and extension of Grade II listed bingo hall (Use Class D2) to create a part-7, part-8 storey building to provide co-working space and purpose-built shared living units (Use Class Sui Generis), café (Use Class A3) with ancillary facilities and associated shared amenity space, landscaping, cycle and disabled parking.

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Amendments to main report

Within the 'statutory consultees' section on page 129 of the report, LAMAS' comments have been amended to reflect the fact that the condition for archaeological mitigation works relates to the portion of the development site immediately west of the existing building, rather than to the western part of the site itself.

Conditions

Following review of the committee report, condition 5 of the draft listed building consent has been amended to read as follows:

"No works shall be undertaken until a structural report and analysis has been submitted in relation to the following elements of the proposed internal works:

1. *Showing that the balcony can take the weight of the new screens/glazing within the balcony.*
2. *Showing that the roof and supporting structures of the existing building can support the proposed three-storey roof extension*

This shall be submitted to and approved in writing by the Local Planning Authority, through the submission of an application for approval of details reserved by condition, and thereafter carried out in accordance with the approved details.

Reason: To safeguard the historic fabric and the special architectural character and interest of the listed building.'

Recommendation: Officers continue to recommend that listed building consent is granted, subject to the amended conditions and informatives set out above and in the original committee report.

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