Planning Service

Emma Williamson Assistant Director Planning Service

Mr Brian Scally
Hill Residential
The Courtyard
Abbey Barns
Ickleton
CB10 1SX

Planning Application Reference No. **HGY/2016/2101**

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
NOTICE OF LISTED BUILDING CONSENT

Location: **St Lukes Woodside Hospital, Woodside Avenue, N10**

Proposal: **Listed building consent for the conversion and refurbishment of the existing Grade 2 Listed administration building into five dwellings with associated landscaping**

In pursuance of their powers under the above Acts, Haringey Council as Local Planning Authority hereby **GRANTS CONSENT** for the above development in accordance with the application received on 23/06/2016 and drawing numbers AD-99-HILL, AD-100-HILL & AD-101-HILL

SEE SCHEDULE OF CONDITIONS ATTACHED

23/12/2016

Stuart Minty
Interim Head of Development Management
Planning Service

NOTES: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Emma Williamson Assistant Director Planning Service

SCHEDULE OF CONDITIONS FOR DECISION REFERENCE No. HGY/2016/2101

The following conditions have been applied to this consent and these conditions must be complied with:

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 approved plans comprise drawing nos (AD-99-HILL, AD-100-HILL & AD-101-HILL). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Prior to commencement of works hereby approved a schedule of repair works and methodology statement to undertake all the works including those relating to the insertion of internal partitions and removal of existing walls and partitions should be submitted to, and approved in writing by the Council.

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

4. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

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

5. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

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

6. Prior to commencement of the relevant part of the works hereby approved, details of all joinery including the porch and all internal and external doors, frames, architraves, windows, cornices and skirtings at an appropriate scale (1:5) should be submitted to, and approved in writing by the Local Planning Authority.

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

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Emma Williamson Assistant Director Planning Service

7. Prior to commencement of the relevant part of the works hereby approved, all materials including external cladding, metal and any masonry should be submitted to, and approved in writing by the Local Planning Authority. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.

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

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.

23/12/2016



Stuart Minty
Interim Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk