

Mr James Beynon
Capitol
Bond Court
Leeds
United Kingdom
LS1 1SP

24 February 2023

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

Case Reference HGY/2022/4428
Location 808-812 High Road, London N17 0DH
Proposal Listed Building Consent for Proposed alterations to include demolition of existing extensions; erection of a single storey rear extension to no.810-812; single storey rear extension with associated basement to no.808; internal alterations including addition of a lift to no.808, removal of internal partitions; internal renovations; and re-landscaping and other works
Received 15 December 2022

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 the above date.

Title	Description	Date
SBND-1000-ZZ-ZZ-SE-A-26203 Proposed Section DD.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-92204 Section EE.pdf	Additional plans	15 December 2022
First Floor Room Elevations.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-LRF-GA-A-20816 - Roof Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-92202 Section CC.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-92203 Section DD.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-92205 Section FF.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-92205 Section GG.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-92200 Section AA.pdf	Additional plans	15 December 2022
Ground Floor Room Elevations.pdf	Additional plans	15 December 2022
Second Floor Room Elevation.pdf	Additional plans	15 December 2022
Third floor Room Elevations.pdf	Additional plans	15 December 2022
Basement Floor Room Elevations.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L02-GA-A-91803 - Second Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L03-GA-A-91804 - Third Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L00-GA-A-91801 - Ground Floor.pdf	Additional plans	15 December 2022

SBND-1000-ZZ-L01-GA-A-91802 - First Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L03-GA-A-90104 - Third Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-LB1-GA-A-90100 - Basement Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L01-GA-A-90102 - First Floor Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-LRF1-GA-A-90105 - Roof Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L00-GA-A-90101 - Ground Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L02-GA-A-90103 - Second Floor Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L03-GA-A-20815 - Third Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L01-GA-A-20813 - First Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L03-GA-A-92815 - Third Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L00-GA-A-92812 - Ground Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L01-GA-A-92813 - First Floor Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-91102 South Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-LB1-GA-A-91800 - Basement.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-LB1-GA-A-92811 - Basement Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-92201 Section BB.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-RG-A-0001 - LBC DAS_Part4.pdf	Design and access statement	15 December 2022
Structural strategy 810-812 High Road Part 2.pdf	Structural survey	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-26204 Proposed Section EE.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-26200 Proposed Section AA.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L02-GA-A-20814 - Second Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-LRF1-GA-A-92816 Roof Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33401-Floor BuiltUps.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33408 - Illustrative Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-92101 East Elev.pdf	Additional plans	15 December 2022
Cover Letter 15.12.22.pdf	Covering letter	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-92102 South Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33408- Proposed Illustrative Elevations.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-LZZ-RG-A-1000 Drawing Register.pdf	Other relevant information	15 December 2022
Structural strategy 810-812 High Road Part 1.pdf	Structural survey	15 December 2022
Structural Strategy 808 High Road Part 1.pdf	Structural survey	15 December 2022
SBND-1000-ZZ-ZZ-RG-A-0001 - LBC DAS_Part5.pdf	Design and access statement	15 December 2022
SBND-1000-ZZ-ZZ-RG-A-0001 - LBC DAS_Part6.pdf	Design and access statement	15 December 2022
SBND-1000-ZZ-ZZ-RG-A-0001 - LBC DAS_Part7.pdf	Design and access statement	15 December 2022
SBND-1000-ZZ-ZZ-RG-A-0001 - LBC DAS_Part1.pdf	Design and access statement	15 December 2022
SBND-1000-ZZ-ZZ-RG-A-0001 - LBC DAS_Part2.pdf	Design and access statement	15 December 2022
SBND-1000-ZZ-ZZ-RG-A-0001 - LBC DAS_Part3.pdf	Design and access statement	15 December 2022
SBND-1000-ZZ-LZZ-ST-A-01000 Block Plan.pdf	The location plan	15 December 2022
SBND-1000-ZZ-LZZ-ST-A-01101 Proposed Site Plan.pdf	Block plan of the site	15 December 2022
SBND-1000-ZZ-LZZ-ST-A-01100 Existing Site Plan.pdf	Site/Block Plan -	15 December 2022

	Existing	
SBND-1000-ZZ-ZZ-SE-A-91203 Section DD.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-91204 Section EE.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-91205 Section FF.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-91101 East Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-91206 Section GG.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-91200 Section AA.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-26205 Proposed Section FF.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-26206 Proposed Section GG.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-26201 Proposed Section BB.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-26202 Proposed Section CC.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33410 - Illustrative Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-25100 West Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-25101 East Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-25102 South Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33405- Fireplace.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33406- Floor Box.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33407- Ply Lining.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33409- Proposed Illustrative Elevations.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33402- Joinery Details.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33403-SBND- Architrave.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-92100 West Elev.pdf	Additional plans	15 December 2022
FeeCalculation.pdf	How the fee was calculated	15 December 2022
SBND-1000-ZZ-ZZ-HS-A-0001 Heritage Statement.pdf	Heritage statement	15 December 2022
Structural strategy 810-812 High Road Part 3.pdf	Structural survey	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-91201 Section BB.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-SE-A-91202 Section CC.pdf	Additional plans	15 December 2022
Structural Strategy 808 High Road Part 2.pdf	Structural survey	15 December 2022
SBND-1000-ZZ-LB1-GA-A-20811 - Basement.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L02-GA-A-92814 - Second Floor Plan.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-EL-A-91100 West Elev.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-L00-GA-A-20812 - Ground Floor.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33404- Joinery Profiles.pdf	Additional plans	15 December 2022
SBND-1000-ZZ-ZZ-DE-A-33409 - Illustrative Elev.pdf	Additional plans	15 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (8)

- 1** The works to which this Listed Building Consent relate must be begun five years from the date of this decision notice. This condition is imposed by virtue of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2** 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** All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.
- 4** Prior to the commencement of the relevant part of the works, the following shall be submitted to the Council for further consideration:

 - a) a schedule of all repair and reinstatement works including a detailed methodology statement;
 - b) details of joinery, material specification, samples and trial repairs;
 - c) photographic records and details of timber and floor repair works including fireplaces, wallpaper, hessian, timber panelling, staircase, floor joists, mouldings and architraves;
 - d) details and specifications for proposed M&E, fire protection, sound insulation, toilets and kitchen fittings;
 - e) details of any CCTV installation; and
 - f) where paint is to be removed and re-painted, the colour and composition of the proposed paint.
- 5** All new works and works of making good to the retained fabric, whether internal or external, shall be supervised by a conservation professional and repair works should be carried out by specialist contractors so to match or complement the original materials, colours, texture and profile as per approved plans.
- 6** 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.

- 7 Where floor boards are to be removed and re-laid, these should be numbered accordingly in order that they are taken out and put back at the same location.
- 8 Prior to relevant demolition, heritage method statements shall be submitted to ensure that demolition of existing extensions and proposed extensions do not harm the external appearance of the building.

Informatives:

Samples of external materials (including the rear extension hereby granted Listed Building Consent) are required to be submitted pursuant to Planning Permission HGY/2017/1181, HGY/2020/1584 & HGY/2020/1586 and any subsequent amendments to these permissions.

- 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.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 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.