



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Karen

Surname

Stoker

Company Name

Phantasie Properties

Address

Address line 1

Gaspé House

Address line 2

66-72 Esplanade

Address line 3

Town/City

St. Helier

County

Country

Jersey

Postcode

JE2 3QT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Investigation works from within the basement of this residential property are required in connection with the considerable ingress of foul water from collapsed Thames Water Foul & Surface Water sewers in the adjoining roadway, in order to define the extent of damage caused to the basement masonry walls. Diamond coring through the walls to probe into the soil fill in-front of the wall is necessary to ascertain in qualitative terms its state of compaction and assess the presence of voids in close proximity to the wall. Samples of mortar from within the walls is required for analysis, to assess the condition of the mortar remaining in the wall and the extent of any wash-out of fines from the ingress of foul water through the lime mortar. It is necessary to collect samples of the fill in-front of the wall. Core holes 50-75 diameter - cores to be replaced where possible. Repair Specification to be drawn-up once the investigation is complete. We would anticipate a maximum of 4No. Cores; provisional locations are shown on Drgs. 19111/13 & 14
We welcome any input from Historic Buildings during the investigation to ensure the on-going integrity of the basement walls of the property is maintained.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☐ Yes
☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The 'Alterations' consist of diamond-drilled cores through the masonry to investigate for below-ground damage to the property resulting from failure of the Thames Water sewers and their subsequent works tunneling parallel with the external wall with the use of soils stabilising chemicals in close proximity.

We would propose 2 or 3 cores initially and increase to 4 maximum if the results of the initial cores indicates problems.

The proposed core locations are shown on Drawings 19111/13 and /14

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
The basement masonry walls are constructed from stock brickwork set in lime mortar. There is a white painted internal finish

Proposed materials and finishes:
The core holes will be filled either by replacing the cores or by plugging with a proprietary repair mortar or repair concrete, overpainted in white to match the existing finish

Type:
Internal walls

Existing materials and finishes:
The basement masonry walls are constructed from stock brickwork set in lime mortar. There is a white painted finish to these walls

Proposed materials and finishes:
The core holes will be filled either by replacing the cores or plugging with a proprietary repair mortar or repair concrete, overpainted in white to match the existing finish

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawing 19111/12 C02 SITE PLAN - Scale 1:250 at A3
Drawing 19111/13 C02 BASEMENT PLAN - Scale 1:100 at A3
Drawing 19111/14 C01 BASEMENT SECTIONS - Scale 1:25 at A3
Drawing 19111/15 C01 BUILDING LOCATION PLAN - Scale 1:1250 at A4
Photos to show the condition of the basement walls at the time of flooding
Investigation Works Statement
Heritage Design & Access Statement

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

chris

Surname

cozins

Declaration Date

28/02/2023

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

chris cozins

Date

01/03/2023