

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

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On behalf of
London Borough of Haringey
C/O Agent

Planning Application Reference No. **HGY/2022/2816**

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

Location: **Mosaic Mural at Tangmere, Willan Road, N17**

Proposal: **Listed building consent for the removal of Grade II listed mosaic mural to facilitate its re-erection in a new location**

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 27/10/2022 and drawing number

474-KCA-XX-XX-DR-A-0504-P Existing Tangmere North Elevation - Fabric Removal;
474-KCA-XX-XX-DR-A-0505-P Proposed Hawkinge Elevations - Mural Location;
474-KCA-XX-XX-DR-A-0015-P Existing Tangmere North Elevation;
474-KCA-XX-XX-DR-A-0503-P Proposed Relocation Plan - Listed Mural;
474-KCA-XX-XX-DR-A-0502-P Existing Site Location Plan - Listed Mural;
474-KCA-XX-XX-DR-A-0016-P Existing Elevations – Hawkinge;
Conservation proposal report;
Mural design statement;
Mural conservation report;
Mural heritage statement.

SEE SCHEDULE OF CONDITIONS ATTACHED



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

07/03/2023

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

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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.
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.
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.

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SCHEDULE OF CONDITIONS FOR DECISION REFERENCE No. HGY/2022/2816

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 development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

474-KCA-XX-XX-DR-A-0504-P Existing Tangmere North Elevation - Fabric Removal;
474-KCA-XX-XX-DR-A-0505-P Proposed Hawkinge Elevations - Mural Location;
474-KCA-XX-XX-DR-A-0015-P Existing Tangmere North Elevation;
474-KCA-XX-XX-DR-A-0503-P Proposed Relocation Plan - Listed Mural;
474-KCA-XX-XX-DR-A-0502-P Existing Site Location Plan - Listed Mural;
474-KCA-XX-XX-DR-A-0016-P Existing Elevations – Hawkinge;
Conservation proposal report;
Mural design statement;
Mural conservation report;
Mural heritage statement.

Reason: In order to avoid doubt and in the interests of good planning.

3. The Local Planning Authority shall be notified in writing in advance of the commencement of each stage of work and of any variation to the consented works and programme.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

4. Prior to the detachment of the Grade II listed mural from Tangmere building, the following information should be submitted in writing to the Local Planning Authority and the Council's Conservation Officer:
 - a) The report of detailed condition survey of the mosaic to be carried out further to erection of suitable scaffolding
 - b) Photographic survey of existing mosaic
 - c) Details of tests trials for removal of strips of tesserae
 - d) Details and photographic record of preventative works
 - e) Records of actual cutting lines

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

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5. Prior to the first storage of the Grade II listed mural within the dedicated storage compound:

a) The following information shall be submitted to the Local Planning Authority and the Council's Conservation Officer:

- Photographic records of cutting operations and lifting of mural panels
- Details of securing and reinforcement of mural panels post-cutting operations

b) The following information shall be submitted to the Local Planning Authority for its written approval:

- Detailed design and material specification of storage compound

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

6. Prior to the carrying out of the restoration works to the mural panels, the following details shall first be submitted to the Local Planning Authority for its written approval:

- Repair samples to mosaic panels to be inspected by the Council's Conservation Officer(s) and the relevant Officer(s) at Historic England.

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

7. Prior to the completion of the restoration works to the mural, the following details should be submitted to the Local Planning Authority for its written approval:

- Photo records of restoration works
- Method statements and material specification for mosaic restoration

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

8. Prior to the re-erection of the mural in its final location, the following information shall be submitted to the Local Planning Authority for its written approval:

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- The exact final location of the mural.
- Details of structural conditions and fabric conditions of the new host building.
- Details of localised trial pits to confirm the location and depth of the existing foundations to avoid any conflict the foundations of the new supporting structure of the mural
- Detailed design of the proposed structure supporting the mural, including details of fixings on to the host building and any weatherproof solution

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

9. Prior to the conclusion of works to the mural in its final location, the following details should be submitted to the Local Planning Authority for its written approval:

- Details of final sample repairs which shall be inspected by the Council's Conservation Officer(s) and the relevant Officer(s) at Historic England
- Maintenance Plan for the future care and maintenance of the mural in its new location
- Photo records of reinstatement works in final location

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

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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 2021, the Haringey Local Plan 2017 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.

Robbie McNaugher

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Head of Development Management and Planning Enforcement
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