



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

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

Tel: 020 8489 5504

Planning Service

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

Mr

First name

James

Surname

Barnett

Company Name

Housing Regeneration Planning Haringey Council

Address

Address line 1

5th Floor

Address line 2

Alexander House

Address line 3

Town/City

London

County

Country

UK

Postcode

N22 8HQ

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)

Plaster Repairs to secondary rooms at ground and second floor level.

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

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:

Ceilings

Existing materials and finishes:

Lime Plaster with painted finish

Proposed materials and finishes:

Lime Plaster with painted finish

Type:

Internal walls

Existing materials and finishes:

Lime Plaster with painted finish

Proposed materials and finishes:

Lime Plaster with painted 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

Heritage Statement
Design And Access Statement

EXISTING DRAWINGS

Su00	Location Plan	A3	1:1250	
Su12	Existing Ground Floor Plan	A3	1:200	
Su14	Existing Second Floor Plan	A3	1:200	
Su39	Existing Condition Photos Existing	G01	A3	N/A
Su40	Existing Condition Photos	G02	A3	N/A
Su41	Existing Condition Photos	G13	A3	N/A
Su42	Site Layout Plan		A3	1:500

PROPOSED DRAWINGS

Sk11	Proposed Ground Floor Plan with Plaster Repairs	A3	1:200	
Sk12	Proposed Second Floor plan with Plaster Repairs	A3	1:200	

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/2023/0028

Date (must be pre-application submission)

06/03/2023

Details of the pre-application advice received

From: Elisabetta Tonazzi (Elisabetta.Tonazzi@haringey.gov.uk)
Sent: 06 March 2023 15:34
Subject: RE: Bruce Castle - Lime Plaster ceiling - Ref: PRE/2023/0028

Hi James,

we visited and discussed in detail the conditions of those key areas of the listed building on ground floor such as the old kitchen, kitchenette in the tower, the storeroom, and the artist studio and second floor, with a great focus on those rooms that provide publicly accessible space complementary to the main museum space.

The increased urgency for the repair works to the damaged plaster ceilings in the west wing is evident and considering that you have the necessary conservation expertise on board, we have agreed that the proposed works can happen in parallel to the submission of the necessary LBC.

It is understood that the design and detailing of the proposed works have been swiftly progressing and we can expect an LBC submission anytime soon.

We agreed that consents for other relevant works in those areas of the listed building that are not publicly accessible, but that anyway require attention as soon as possible, will be submitted in due course and consent should be obtained before works start onsite.

We also discussed that it is reassuring that the urgent repairs to the ceiling have been expertly designed and will be carefully carried out by a specialist contractor, but it would also be useful for the immediate future to prepare a sound and comprehensive conservation strategy that may greatly benefit the council to informedly programme ahead the necessary works and related consents, and to possibly tap into heritage grant funding opportunities.

As an example, it is evident when on-site that works to the roof are of paramount importance and should be prioritised to prevent further deterioration to the Listed Building, as the recently worsened conditions of the ceilings also depend on water infiltrations. It is important to gain clarity about priorities and timeframes for conservation and enhancement works to Bruce Castle because at consent stage it is often necessary to justify and illustrate the proposed works within the wider strategic context of improvements, which is what your conservation architect was able to discuss with us at the site meeting for the ceiling repairs.

Going forward, a strategic approach to repairs and improvement would hone council programmes and conservation and planning officers can more effectively and rapidly advise on and support the approval of proposed works to this very sensitive listed building, when these works have been expertly designed and timely discussed with the planning department.

Kind Regards,
Elisabetta

Elisabetta Tonazzi ARB RIBA Conservation Architect
Principal Conservation Officer
Placemaking and Housing | Haringey Council

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Gary

Surname

Butler

Declaration Date

30/03/2023

☒ 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

Gary Butler

Date

04/04/2023