



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

anthony

Surname

fell

Company Name

Address

Address line 1

6 Old King Street

Address line 2

Hornsey

Address line 3

Town/City

Bath

County

Haringey

Country

United Kingdom

Postcode

BA1 2JW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Anthony

Surname

Fell

Company Name

Watson, Bertram and Fell

Address

Address line 1

Watson, Bertram and Fell

Address line 2

6 Old King Street

Address line 3

Town/City

Bath

County

Country

United Kingdom

Postcode

BA1 2JW

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)

Replacement or areas of lath an plaster ceilings damaged in a plumbing leak to the 2nd, 1st and ground floor ceilings on the garden side reception rooms.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☐ Yes
☒ No

Please provide a brief description of the building or part of the building you are proposing to demolish

Existing ceilings on the 2nd floor garden side bedroom, 1st floor garden side bedroom, 1st floor street side bedroom and ground floor garden side reception room were damaged by a plumbing leak in the attic. Any unsound sections of ceiling are to be replaced in lath and plaster. Mouldings of any unsound cornices are to be taken and matching cornices to be formed as part of the repair work. Finished decorative plasterwork elements are to match the existing exactly.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Damage resulting from a plumbing leak from the cold water feed in the attic resulted in water damage to three floors of the building. Some areas of ceiling collapsed at the time of the flood and some have been judged unsafe. (See engineer's report accompanying this application.)

Related Proposals

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

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

HGY/2022/0818 and HGY/2022/0815 for internal alterations and refurbishment, including to the heating, electrical and drainage systems. Recovering the roof to the main house. Alterations to the alleyway between the main house and outbuilding and to the front parking area to improve access.

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).

Design and Access Statement - 255-WL-FD01 - G Floor - Flood Damage - Ceiling Plan 1-50 - 255-WL-FD02 - 1st Floor - Flood Damage - Ceiling Plan 1-50 - 255-WL-FD03 - 2nd Floor - Flood Damage - Ceiling Plan 1-50 - 255-SL-01 - Location Plan

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:

Sawn oak lath and lime plaster ceilings and plaster decorative cornices and details.

Proposed materials and finishes:

Sawn oak lath and lime plaster ceilings and plaster decorative cornices and details.

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

Design and Access Statement - 255-WL-FD01 - G Floor - Flood Damage - Ceiling Plan 1-50 - 255-WL-FD02 - 1st Floor - Flood Damage - Ceiling Plan 1-50 - 255-WL-FD03 - 2nd Floor - Flood Damage - Ceiling Plan 1-50 - 12 Wood Lane Highgate Revised Heritage Statement - Wood Lane BTA Ceiling Engineers Report - Specialist Sub-Contractor Credentials - 255-SL-01 - Location Plan

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/2023/0030

Date (must be pre-application submission)

10/02/2023

Details of the pre-application advice received

A review of photographs of 12 Wood Lane that record the damage resulting from the mains water leak in the attic. Discussion of the engineering impact of the flood damage to the ceilings and agreement on an outline methodology for repairs that appropriately safeguard the character and fabric of the Listed Building. A requirement that the damaged lath and plaster ceilings to the rear of second floor, first floor and rear of ground floor are replaced on a like-for like basis. A requirement that these works are supervised by a design professional with experience in conservation design and works are carried out by a suitably experienced heritage contractor.

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

Anthony

Surname

Fell

Declaration Date

17/05/2023

☒ 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

Mark Watson

Date

17/05/2023