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42 Smeaton Court
Hertford
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United Kingdom
sg13 7al

23 May 2023

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

Case Reference	HGY/2023/0603
Location	Hillside, 51 Jacksons Lane, Hornsey, London, N6 5SR
Proposal	Listed Building Consent for Investigation works from within the basement of property required in connection with the considerable ingress of foul water from collapsed Thames Water Foul & Surface Water sewers in the adjoining roadway, to define the extent of damage caused to the basement masonry walls and define repair specification to be drawn-up once the investigation is complete.
Received	1 March 2023

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
Looking SW up J Lane end of building 5564.jpg	Additional plans	1 March 2023
19111 13-C03_022323.pdf	Detail Drawing	1 March 2023
Heritage Design and Access Statement.pdf	Heritage statement	1 March 2023
19111 15-C01_022323.pdf	The location plan	1 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (2)

- 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 Following the completion of investigative works a full methodology for repairs is included in any subsequent application for repairs in due course and the materials (including those bricks removed by the proposed coring) are replaced on a like-for-like basis.

Reason: The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

Informatives:

INFORMATIVE: For the purposes of any subsequent application for repairs it is recommended to involve a suitably qualified conservation professional, ideally a conservation accredited surveyor, to carry out a conditions survey complemented by photos and key plans of the basement affected by the flooding and to produce a condition report describing in detail the following:

- significance of the basement,
- decay conditions of its fabric,
- causes of decay including water infiltration,
- recommended further investigations - as needed.
- recommendations for repairs – if known at this stage

The applicant should also provide:

- detailed location and extent of proposed investigation works as per condition survey's recommendation or detailed location and extent of any other proposed works, to be clearly shown in plan and elevation drawings of the basement.
- Conservation-led methodology of proposed works
- Material specification of proposed works

It is fundamental that any proposed intervention on the historic building and its fabric is clearly and convincingly justified, kept to the minimum necessary and sensitively designed so to minimise any impact on the historic fabric, special interest and heritage significance of the building. Hope this clarifies the way forward.

- 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.