



Richard Scavetta <rscavetta@gmail.com>

Winchester Tavern, 206 Archway Road N6

15 messages

Antony Fenner <Antony.Fenner@haringey.gov.uk>
To: Richard Scavetta <rscavetta@gmail.com>

9 December 2022 at 17:37

Dear Richard,

Thanks for providing access.

I have written to the pub owner to inform them that the installation of the condenser and other units is a breach of planning control and so will need removing, as I do not think they would get planning permission in their current form.

I have given them 21 days, I will review the case soon after to decide if any further action is needed.

You could also report the noise/vibrations to the noise control team. <https://www.haringey.gov.uk/environment-and-waste/noise-and-animal-control/noise-control>

Regards,

Antony Fenner | Senior Planning Enforcement Officer

Planning Service | Placemaking and Housing | Haringey Council

5th Floor, Alexandra House, [10 Station Road](#), Wood Green, N22 7TR

T. 07794257938 | E. Antony.Fenner@haringey.gov.uk | W. www.haringey.gov.uk/planning-and-building-control/planning

From: Abiola Oloyede <Abiola.Oloyede@haringey.gov.uk>**Sent:** 05 December 2022 10:16**To:** 'Richard Scavetta' <rscavetta@gmail.com>**Subject:** RE: Contact from Highgate Society website - Winchester Tavern, [206 Archway Road N6](#)

Dear Richard

Thank you for your email. Antony will be providing you with an update as soon as possible.

Thanks

Abiola

Kind Regards

Abiola

Abiola Oloyede | Team Manager Enforcement and Appeals

Placemaking and Housing | Haringey Council

River Park House [225 High Road](#) | London | N22 8HQ

Tel: 020 8489 5593 Mob: 07870 157 838

www.haringey.gov.uk

Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures.

Please help to save paper by not printing this email unless absolutely necessary.

From: Richard Scavetta <rscavetta@gmail.com>

Sent: 05 December 2022 08:00

To: Abiola Oloyede <Abiola.Oloyede@haringey.gov.uk>

Cc: michael@hammerson.me.uk; Richmond, David <david@dr-p.co.uk>; Gail Waldman <gailwaldman@gmail.com>

Subject: Re: Contact from Highgate Society website - Winchester Tavern, [206 Archway Road N6](#)

Dear Abiola,

Just checking to see if there is any update on this investigation. I know that planning officer Antony Fenner visited the site recently, as I granted him access. Please let me know and thanks for your kind support.

Kind regards,

Richard

On Fri, 18 Nov 2022 at 18:21, Abiola Oloyede <Abiola.Oloyede@haringey.gov.uk> wrote:

Good evening all,
Thank you for your enquiry and apologies for the delay. I can confirm that this matter is still under investigation and you will receive an update shortly. We aim to arrive at a decision on this case by 02/12/2022. I hope this helps.

Kind Regards
Abiola

Abiola Oloyede | Team Manager Enforcement and Appeals
Placemaking and Housing | Haringey Council
River Park House [225 High Road](#) | London | N22 8HQ
Tel: 020 8489 5593 Mob: 07870 157 838
www.haringey.gov.uk

Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures.

Please help to save paper by not printing this email unless absolutely necessary.

-----Original Message-----

From: michael@hammerson.me.uk <michael@hammerson.me.uk>

Sent: 14 November 2022 19:48

To: Richard Scavetta <rscavetta@gmail.com>

Cc: Abiola Oloyede <Abiola.Oloyede@haringey.gov.uk>; Richmond, David <david@dr-p.co.uk>; Gail Waldman <gailwaldman@googlemail.com>

Subject: Re: Contact from Highgate Society website

I understand that Haringey Enforcement are looking into it. Possibly Abiola can update us?
Michael

On 2022-11-14 19:43, Richard Scavetta wrote:

> Dear Highgate Society and friends,

>

> I am checking to see if anyone had the chance to look into this
> matter. The units remain an eyesore and cause an unpleasant vibration
> to the building, especially overnight, where the smaller black units
> seem to run 24/7. The pub tenants said they were amenable to putting
> them on a timer or relocating them if they were causing a disturbance,
> but since the pub has opened they have become unresponsive. There was
> also a promise from the pub tenants to "box in" these units, to make
> them less of an eyesore. Follow up questions on the status or timing
> of that work have gone unresponded to.

>

> Thanks in advance for your kind assistance.

>

> Kind regards,

>

> Richard

>

> On Sun, 9 Oct 2022 at 20:16, Michael Hammerson

> <michael@hammerson.me.uk> wrote:

>

>> Dear Abiola,

>>

>> The Highgate Society has received the following message and
>> attachment on its website. It would seem to us to be a matter for
>> Planning Enforcement investigation, so we'd be grateful if you could
>> look at it and let us know what action can be taken.

>>

>> Regards

>>

>> Michael Hammerson

>>

>> Planning Working Group, The Highgate Society

>>

>> Contact

>>

>> NAME:

>> Richard Scavetta

>>

>> EMAIL:

>> rscavetta@gmail.com

>>

>> MESSAGE:

>> Dear Highgate Society,

>>

>> I would like to call your attention to a serious degradation to my
>> area of Highgate. I live in the residential section of The Winchester
>> Hall Tavern, which closed back around 2016 and was mostly converted
>> to flats. The pub has been leased and is getting ready to open (which
>> I fully support). There was a planning application made and
>> subsequently withdrawn, to install a large flue up the back of the
>> building. You kindly objected to the application (HGY/2021/3115) on
>> the grounds that it was not sufficiently completed in order to assess
>> its impact on the area. It was subsequently withdrawn.

>>
>> However, the tenants have now installed six oversized aircon units to
>> the same wall, which are a huge eyesore and will cause noise and
>> vibration to the building. There was no planning application
>> submitted for this. I would kindly like to call your attention to it
>> and request your support in objecting to this eyesore in our
>> community. I have photos which I may share over email.
>>
>> Thanks

This email and any files transmitted with it are confidential, may be subject to legal privilege and are intended only for the person(s) or organisation(s) to whom this email is addressed. Any unauthorised use, retention, distribution, copying or disclosure is strictly prohibited. If you have received this email in error, please notify the system administrator at Haringey Council immediately and delete this e-mail from your system. Although this e-mail and any attachments are believed to be free of any virus or other defect which might affect any computer or system into which they are received and opened, it is the responsibility of the recipient to ensure they are virus free and no responsibility is accepted for any loss or damage from receipt or use thereof. All communications sent to or from external third party organisations may be subject to recording and/or monitoring in accordance with relevant legislation.

Richard Scavetta <rscavetta@gmail.com>
To: Antony Fenner <Antony.Fenner@haringey.gov.uk>

9 December 2022 at 22:28

Dear Antony,

Thanks for the kind update. No problem of course to help you with access to the building - any time you need. I am pleased by your findings and will patiently await feedback from the pub tenants.

Many thanks,

Richard

[Quoted text hidden]

Richard Scavetta <rscavetta@gmail.com>
To: Antony Fenner <Antony.Fenner@haringey.gov.uk>

6 January 2023 at 09:00

Dear Antony,

I hope you are well and wishing you a happy new year.

I note the 21 days have passed and there has been no change to the units attached to the rear wall of the building. I just wanted to touch base and find out what the next steps are. Of course I don't wish to interfere, I am just following this as an interested and impacted party.

I would appreciate any updates on the matter that you may share - whenever those become available. Thanks again for your kind assistance.

Kind regards,

Richard

On Fri, 9 Dec 2022 at 17:37, Antony Fenner <Antony.Fenner@haringey.gov.uk> wrote:
[Quoted text hidden]

Antony Fenner <Antony.Fenner@haringey.gov.uk>
To: Richard Scavetta <rscavetta@gmail.com>

10 January 2023 at 11:50

Dear Richard,

Thanks for emailing about this.

Unfortunately, the pub occupiers have not responded – I thought they would considering I discussed the case in person with the deputy manager of the pub.

I have now informed the company owners in writing that after 14 days, if they do not remove the units I am likely to serve an enforcement notice requiring removal.

Regards,

Antony Fenner | Senior Planning Enforcement Officer

Planning Service | Placemaking and Housing | Haringey Council

5th Floor, Alexandra House, [10 Station Road](#), Wood Green, N22 7TR

T. 07794257938 | E. Antony.Fenner@haringey.gov.uk | W. www.haringey.gov.uk/planning-and-building-control/planning

[Quoted text hidden]

Richard Scavetta <rscavetta@gmail.com>
To: Antony Fenner <Antony.Fenner@haringey.gov.uk>

11 January 2023 at 08:00

Dear Antony,

Thanks very much for the kind reply.

It is very surprising and frustrating that the pub occupiers have not responded to a formal query from the council where they operate. That seems to be very unprofessional to me. I am sure you share frustration with this matter. I kindly thank you for the update and wish you the best of luck in resolving this matter.

I may check in with you in 3-4 weeks to check on progress. Thanks again for your kind support.

Best regards,

Richard Scavetta

[Quoted text hidden]

Richard Scavetta <rscavetta@gmail.com>
To: Antony Fenner <Antony.Fenner@haringey.gov.uk>

31 January 2023 at 08:00

Dear Antony,

Trust you are well.

Has there been any progress in this matter? I note the units are still attached to the rear wall of the pub whilst the 14 days have elapsed. I spoke to the pub landlords and they told me they have applied for planning permission for the units, however I cannot find any evidence of that online.

I appreciate that it is not your job to keep me updated and I apologise in advance for disturbing you. But if you could kindly let me know what is going on with this case at your convenience, it would be greatly appreciated.

Kind regards,

Richard

[Quoted text hidden]

Richard Scavetta <rscavetta@gmail.com>
To: Antony Fenner <Antony.Fenner@haringey.gov.uk>

20 February 2023 at 08:00

Dear Antony,

I hope you are well.

I just wanted to check in to see if there was any news in relation to your inspection at The Winchester. When I spoke with the landlords, they told me they have applied for planning permission for the air con and other units attached to the building. I have looked on Haringey's planning website and cannot find any such application. Just wondering if you had any news from your end. Of course, anything you can share would be greatly appreciated.

Kind regards,

Richard
078 9478 3951

[Quoted text hidden]

Antony Fenner <Antony.Fenner@haringey.gov.uk>
To: Richard Scavetta <rscavetta@gmail.com>

20 February 2023 at 09:31

Dear Richard,

Thanks for emailing and sorry for the delay in updating you.

I couldn't find any new applications for the address so I drafted an enforcement notice last week, which seeks to require the occupiers/owners to remove all the units. The enforcement manager was on leave last week so was unable to review it but I hope it will get signed off this week and served this week. It will take a month for the notice to 'take effect', however, if they appeal, it could take several months.

[Quoted text hidden]

Richard Scavetta <rscavetta@gmail.com>
To: Antony Fenner <Antony.Fenner@haringey.gov.uk>

20 February 2023 at 09:34

Dear Antony,

No apologies needed. Thanks for the kind update.

Best regards,

Richard
[Quoted text hidden]

Antony Fenner <Antony.Fenner@haringey.gov.uk>
To: Richard Scavetta <rscavetta@gmail.com>

27 February 2023 at 11:24

Dear Richard,

I was going to serve an enforcement notice last week but learnt that the pub has submitted an application to retain the units but conceal them with slatted cladding. The application has not been validated yet so I don't think you will be able to view it online but for future reference the ref number is HGY/2023/0448.

The main reasons I listed for serving the notice was design and appearance and potential impacts on amenity (e.g, noise and vibrations) so I will share this with the planning application officer when one is allocated.

I think it is best to delay a notice now, pending the outcome of the pending planning application.

[Quoted text hidden]

Richard Scavetta <rscavetta@gmail.com>

6 March 2023 at 08:00