

Mr James Beynon
Capitol
Bond Court
Leeds
United Kingdom
LS1 1SP

6 July 2023

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

Case Reference	HGY/2023/0287
Location	792-794 High Road, Tottenham, London, N17 8EP
Proposal	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 2 of Listed Building Consent Reference No. HGY/2022/1659, to vary the schedule of approved plans in order to reflect minor internal design changes to the building.
Received	27 January 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.



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 1 The works hereby permitted shall be begun not later than 5 years from the date of the original Listed Building Consent (Ref: HGY/2022/1659) on the 04/11/2022.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The approved plans comprise drawing nos:

SBND-1000-ZZ-LZZ-ST-A-08000 P1; SBND-1000-ZZ-LZZ-ST-A-08001 P1;
SBND-1000-ZZ-LB1-GA-A-92110 P2; SBND-1000-ZZ-LB1-GA-A-92111 P2;
SBND-1000-ZZ-L01-GA-A-92112 P2; SBND-1000-ZZ-L01-GA-A-92113 P2;
SBND-1000-ZZ-ZZ-EL-A-92210 P1; SBND-1000-ZZ-ZZ-EL-A-92211 P1;
SBND-1000-ZZ-ZZ-SE-A-92310 P1; SBND-1000-ZZ-ZZ-SE-A-92311 P1;
SBND-1000-ZZ-ZZ-SE-A-92312 P1; SBND-1000-ZZ-LB1-EL-A-09610 P1;
SBND-1000-ZZ-B1-EL-A-09611 P1; SBND-1000-ZZ-L01-EL-A-09612 P1;
SBND-1000-ZZ-LB1-DE-A-31028 P1; SBND-1000-ZZ-L00-DE-A-31029 P1;
SBND-1000-ZZ-L01-DE-A-31030 P1; SBND-1000-ZZ-L00-DE-A-31031 P1;
SBND-1000-ZZ-LB1-GA-A-20110 P2; SBND-1000-ZZ-L00-GA-A-20111 P2;
SBND-1000-ZZ-L01-GA-A-20112 P2; SBND-1000-ZZ-L01-GA-A-20113 P2;
SBND-1000-ZZ-ZZ-EL-A-25210 P1; SBND-1000-ZZ-ZZ-EL-A-25211 P1;
SBND-1000-ZZ-ZZ-SE-A-26310 P2; SBND-1000-ZZ-ZZ-SE-A-26311 P2;
SBND-1000-ZZ-ZZ-SE-A-26312 P2; SBND-1000-ZZ-LB1-EL-A-22610 P1;
SBND-1000-ZZ-LB1-EL-A-22611 P1; SBND-1000-ZZ-L01-EL-A-22612 P1;
SBND-1000-ZZ-LB1-DE-A-31010 P1; SBND-1000-ZZ-L00-DE-A-31011 P1;
SBND-1000-ZZ-L01-DE-A-31012 P1; SBND-1000-ZZ-L02-DE-A-31013 P1;
SBND-1000-ZZ-ZZ-DE-A-31018 P1; SBND-1000-ZZ-ZZ-DE-A-31019 P2;
SBND-1000-ZZ-ZZ-DE-A-31020 P1; SBND-1000-ZZ-ZZ-DE-A-31021 P1;
SBND-1000-ZZ-ZZ-DE-A-31022 P1; SBND-1000-ZZ-ZZ-DE-A-31023 P1;
SBND-1000-ZZ-ZZ-DE-A-31024 P1; SBND-1000-ZZ-ZZ-DE-A-31026 P1;
SBND-1000-ZZ-ZZ-DE-A-31027 P1; SBND-1000-ZZ-ZZ-DE-A-31032 P1;
SBND-1000-ZZ-ZZ-DE-A-31033 P1; SBND-1000-ZZ-ZZ-DE-A-31034 P1;
SBND-1000-ZZ-LB1-DE-A-31014 P1; SBND-1000-ZZ-L00-DE-A-31015 P1;
SBND-1000-ZZ-L01-DE-A-31016 P1; & SBND-1000-ZZ-L02-DE-A-31017 P1.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** Prior to the commencement of each of the below internal works, the requisite test works shall be undertaken and form part of a details submission that shall be submitted to and approved by the Local Planning Authority. Such works shall be undertaken in accordance with these approved details:
- d) details of the conditions and proposed repairs to historic rear staircases to No 792 and to No 794;
 - e) photographic record, assessment of conditions and details of proposed repairs to historic cupboards to No 794.

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 Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Note: *Formerly condition 3 of LBC Ref: HGY/2022/1659. Parts a), b), c), f), g) & h) of the original condition have already been discharged (see condition 4 below).*

- 4** All internal work shall be undertaken in accordance with the details approved under the approval of details applications HGY/2023/0769 (determined 07.06.2023) & HGY/2022/4387 (determined 22/05/2022) pursuant to condition 3 (parts a, b, c, f, g & h) of the original permission LBC reference HGY/2022/1659, unless agreed otherwise in writing by the Local planning Authority.

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 Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 5** All new works and works of making good to the retained fabric, whether internal or external, shall be supervised by a conservation professional and repair works should be carried out by specialist contractors so to match or complement the original materials, colours, texture and profile as per approved plans.

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 Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 6** If any unforeseen discoveries or new information about the decay condition of the building arises at any stage during the execution of works requiring

new surveys or any deviation from the approved works, these shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works. If further investigation and / or supporting works result in the deviation from the approved details including the approved method statements, details of any required measures including new or revised works shall be submitted to and approved by the Council as local planning authority and thereafter implemented strictly in accordance with the approval.

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 Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 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.