Director Stuart Dowden
72A Stanlake Road
London
United Kingdom
W12 7HL

18 October 2023

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

Case Reference	**HGY/2023/2164**
Location	**54 Southwood Lane, Hornsey, London, N6 5EB**
Proposal	**Minor internal alterations & replacement of rear windows at lower ground floor level of a Grade II Listed Building.**
Received	**6 June 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
TP103/A - Proposed Front & Side Elevations		17 October 2023
TP102/B - Proposed Second & Third Floor & Roof Plans		17 October 2023
TP104/A - Proposed Rear Elevation & Section		18 October 2023
TP101/C - Proposed Ground, Lower Ground & First Floor Plans		18 October 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Conditions: (6)

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 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No external works involving the removal or insertion of windows and doors shall be carried out on the site until details of the proposed windows and doors including details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the cills, reveals, jambs, lintels and glazing bars, have been supplied to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

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

4 All new electrical, plumbing, and ventilation services, including service routes shall not be chased in and shall not cut, remove, or otherwise alter the historic fabric of the building unless details of the proposed services and service routes are first supplied to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

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 No works to the existing staircase shall be carried out on the site until details of the proposed staircases including details of the proposed balustrade and its connection to the existing structure including to scale drawings at a scale of 1:10 or 1:20 have been supplied to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with

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those details.

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 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings approved or as required by any condition(s) attached to this consent to the written satisfaction of 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.

Informatives:

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

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.

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