

Our ref: Q40274
Your ref:
Email: matthew.small@quod.com
Date: 25 February 2026



London Borough of Haringey Council
6th Floor, River Park House
225 High Road
London
N22 8HQ

By Planning Portal

Dear Sam,

Submission of details pursuant to Condition 10 (b) of HGY/2023/1044: Listed Building Consent Application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the north wing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works

On behalf of John Sisk and Son ('the Applicant'), please find enclosed an application for the discharge of details reserved by Condition 10 (b) of Listed Building Consent HGY/2023/1044, relating to Civic Centre High Road Wood Green London N22 8ZW ('the Site'). This application follows the grant of Listed Building Consent on HGY/2023/1044 on 19 April 2024 for the following:

"Listed Building Consent Application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the north wing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works."

The submission of this discharge of condition application follows engagement with Planning Officers and Heritage officers at the London Borough of Haringey.

In accordance with best practice, this application has been made via the Planning Portal (ref: **PP-PP-14502414**).

Condition 10 (b) Discharge

Condition 10 (b) states:



“Prior to the commencement of works to the Council Chamber details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.

b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceiling.”

The council chamber ceiling was removed as part of the enabling works contract because it contained asbestos (the tiles were Asbestolux). LBC was granted for the removal on the understanding it is to be re-instated with the same design as part of the refurbishment works. The planning and listed building consent application mentions the ceiling in the sections listed below (and attached for reference) including the general statement ‘Ceiling to be rebuilt as per original design’ – albeit on the understanding the new design should not use an asbestos product.

Our approach during Stage 3+ and during recent discussions with the preferred sub-contractor Lindner is to replicate the visual appearance of the original as closely as possible, using a contemporary bespoke ceiling system. It is proposed to replace the original Asbestolux tiles with aluminium – but using the ‘MOODline’ high matt finish - which at a distance will, in our view, be indistinguishable from the original painted Asbestolux. See sample.

A detailed survey was carried out prior to the removal of the original ceiling – including a point cloud survey, supplemented by a manual survey of details from the scaffold. This will support the next phase of design development with the sub-contractor to ensure the form and edge detailing of the ceiling matches the original.

The following information is hereby submitted to discharge Condition 10 (b):

- Design and Access Statement Section 7.2.2 Interior Design Council Chamber (pages 90-91 attached)
- Design and Access Statement Schedule of Section 7.4 Interior Design Remedial Works
- Room Data Sheet drawing HCC-HBA-CC-01-DR-A-778510

On the basis of all the above, our view is that Condition 10 (b) can be discharged.

We trust that the enclosed information is sufficient to enable the application to be promptly registered and validated, but please do not hesitate to contact me should you require any additional information at this stage.



Yours sincerely,

Matthew Small
Planning Director

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