

LEVRANT

Planning Service – Haringey Council

5th Floor, Alexandra House,
10 Station Road, Wood Green,
London
N22 7TY

4 June 2026

Case Reference: HGY/2024/2339

Dear Elisabetta,

We are writing regarding **37 North Road, N6 4BE**.

We understand that the property owner, Mr Douglas Paskin, has already written to you to confirm our appointment, in accordance with condition 3(G) of planning and listed building consent **HGY/2024/2339**.

We were appointed on 05/02/26 to review the information prepared to discharge the relevant conditions and to provide “input” advice throughout the process, as per the conditions stated.

The building was in a highly defective and deteriorated condition at the time of purchase, following many years of neglect. This condition was likely apparent during the LPA's pre-application site visit in August 2024. Delays in obtaining Listed Building Consent unfortunately allowed the condition of the property to deteriorate further, to the point where the building became unsafe. We understand that in order to stabilise the property and protect the historic fabric, essential works were commenced. Levrant were not involved prior or during these works, and all building operations had ceased at our appointment. However, the necessity for these works is substantiated by the extensive record of investigations, reports and documentation prepared by Hutton and Rostron, who have been involved with the project since its inception and have provided ongoing specialist input throughout. Their findings consistently identified the hazardous deterioration of the building and informed the scope of the works undertaken.

Their reports, and other drawings and documents were submitted as part of the Listed Building Consent application, but not acknowledged in the Consent Certificate. This extensive record informed the scope of the works, which was limited to the minimum necessary to address the issues identified, stabilise the structure and secure the building's long-term preservation.

We have been informed that the works were commenced prior to formal grant of Listed Building Consent, following pre-application consultations with the council, pending delay in determination of the application, Levrant have thoroughly inspected the property and the nature and extent of the works, as well as reviewing all the extensive body of reports, schedules, and drawings. We consider that the work carried out was essential to prevent serious, irreversible damage, and loss of significant fabric, due to advanced decay and structural failure. We are satisfied that the works carried out were generally the minimum necessary to secure structural, stability, prevent water ingress, and eliminate advanced rot; and were executed with appropriate skills and compatible materials.

Therefore, we believe the works comply with the tenets of Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in respect of works to a listed building carried out in the interests of health and safety or the preservation of the building, prior to or without a grant of Listed Building Consent. Unfortunately, there was a misunderstanding regarding S.9 (3)d) whereby notice in writing, justifying in detail the carrying out of the works, should be given to the local planning authority as soon as reasonably practicable.

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This letter is to now notify you formally of these essential works, under s9, and accompanies application to discharge the conditions attached to the grant of Listed Building Consent; which, upon discharge, allows commencement and progress of those works.

We confirm that in accordance with relevant conditions, Levrant - as accredited and appropriately experienced specialist heritage architects - have had input to the drawings and schedules herewith submitted in discharge of the imposed conditions, notwithstanding that we believe that the full extent of these conditions may not be compliant with the Government PPG and NPPF in respect of "Use of Planning Conditions."

Attached is a schedule setting out our involvement in the project, including how we have assisted in meeting the relevant conditions.

Finally, we would like to request a formal meeting to discuss and to agree on the next steps for the site, and to answer any points you may have in relation to the submitted application for discharge of Conditions..

Yours sincerely,



Francesca Cipolla