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High Consulting

25 August 2026

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

Case Reference	HGY/2022/4320
Location	Edmansons Close, Bruce Grove, Tottenham, London, N17 6XD
Proposal	Listed building consent application for the demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; car parking; and ancillary development thereto.
Received	26 September 2022

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.

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (14)

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Site Location Plan db-001-P 1-1250 A3 Existing Site Plan db-010-P 1-500 A1 Ground Floor Existing db-011-P Rev 1 1-500 A2 First Floor Existing db-012-P 1-500 A2 Roof Plan Existing db-013-P 1-500 A2 Existing Long Sections AA BB db-014-P Rev 2 1-100 A1 Existing Long Section CC DD db-015-P Rev 2 1-100/1-200 A1 Existing Long Sections EE FF db-016-P Rev 2 1-100 A1

Demolition Site Plan db-017-P 1-500 A1 Block 1 Demolition Plan db-018-P Rev 2 1-100 A2 Block 2 Demolition Plan db-019-P Rev 2 1-100 A2 Block 3 Demolition Plan db-020-P Rev 2 1-200 A2 Block 4 Demolition Plan db-021-P Rev 2 1-100 A2 Block 5 Demolition Plan db-022-P Rev 2 1-200 A2 Block 1 Demolition Elevations db-023-P Rev 1 1-100 A2 Block 2 Demolition Elevations db-024-P Rev 1 1-100 A2 Block 3 Demolition Elevations db-025-P Rev 1 1-200 A2 Block 4 Demolition Elevations db-026-P Rev 1 1-100 A2 Block 5 Demolition Elevations db-027-P Rev 1 1-100 A2

PROPOSED Proposed Site Plan db-030-P Rev 1 1-1250 A3 Proposed Block Plan db-031-P Rev 1 1-500 A2 Ground Floor Proposed db-032-P Rev 3 1-500 A2 First Floor Proposed db-033-P Rev 2 1-500 A2 Second Floor Proposed db-034-P Rev 2 1-500 A2 Roof Plan Proposed db-035-P Rev 2 1-500 A2 Block 1 Proposed Plans db-040-P Rev 2 1-100 A2 Block 2 Proposed Plans db-041-P Rev 2 1-100 A2 Block 3 Proposed Plans db-042-P Rev 2 1-200 A2 Block 4 Proposed Plans db-043-P Rev 2 1-100 A2.

Block 5 Proposed Plans db-044-P Rev 2 1-100 A2 Blocks 1 Proposed Elevations db-045-P Rev 2 1-100 A2 Blocks 2 Proposed Elevations db-046-P Rev 2 1-100 A2 Block 3 Proposed Elevations db-047-P Rev 2 1-200 A2 Block 4 Proposed Elevations db-048-P Rev 2 1-100 A2 Block 5 Proposed Elevations db-049-P Rev 2 1-100 A2 Proposed Long Section AA BB db-050-P Rev 2 1-100 A1 Proposed Long Section CC DD db-051-P Rev 2 1-100/1-200 A1 Proposed Long Section EE FF db-052-P Rev 2 1-100 A1 Proposed Long Section GG db-053-P Rev 2 1-100 A1

HOUSE TYPE 1 - SINGLE ALMSHOUSE Plans/Sections/Elevations db-060-P Rev 1 1-100 A2

HOUSE TYPE 2 - ADJOINED ALMSHOUSES Plans/Sections/Elevations
db-070-P Rev 1 1-100 A2

HOUSE TYPE 3 - ADJOINED ALMSHOUSES + EXTENSION
Plans/Sections/Elevations db-080-P Rev 1 1-100 A2

HOUSE TYPE 4 - GATEHOUSE Plans/Sections/Elevations db-090-P 1-100
A2

HOUSE TYPE 5 - NEW MEWS HOUSE Plans/Sections/Elevations db-100-P
Rev 2 1-100 A2

PAVILIONS Plans/Sections/Elevations db-110-P Rev 2 1-100 A2

APARTMENT BUILDING Plans/Sections/Elevations db-120-P Rev 2 1-100
A1

CHAPEL Plans/Sections/Elevations db-130-P 1-100 A2

BIKE & BIN STORE Plans/Sections/Elevations db-131-P Rev 1 1-100 A2

DETAILS Apartment Building Typical Bay with detail section db-141-P Rev
21-50/ 1-20 A2 Windows Details Existing and Proposed db-150-P 1-50 A2
Windows Detail (secondary glazing) db-151-P 1-10 A2

Existing Sections 15608/S/01-01 1-100 A1 Topographical Survey
15608/T/01-02 1-200 A1 Topographical Survey 15608/T/02-02 1-200 A1
Flats 1-5 208044 - G.01 1-100 A3 Flats 6-15 Flats 16-37 Flats 38-47 208044
- G.02 1-100 A3 208044 - G.03 1-100 A3 208044 - G.04 1-100 A3 Flats 48-
61 208044 - G.05 1-100 A3

Reason: In order to avoid doubt and in the interests of good planning.

- 3** No works, including demolition, shall take place on site until an historic building recording survey level 2 of the listed building(s) concerned has been carried out by an heritage specialist consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 4** Prior to the commencement of development on site, including demolition, a methodology for the demolition works to the chapel and the 1970s block

including details of the existing condition of the wall which will become external, and details of their proposed repair, making good, including test patches where appropriate, and any new works required for their restoration have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 5 Prior to above ground work development, excluding demolition works, taking place samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. This will include sample panels of brickwork, demonstrating the colour, texture, face bond and pointing of the proposed brickwork for use in the new buildings and the alterations to the existing buildings. Development shall be carried out in accordance with the approved details prior to first occupation. Samples shall be made available for viewing on site at the request of the Local Planning Authority.

Reason: To ensure that the character and appearance of the conservation area and the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 6 Notwithstanding the details contained within the approved plans, no works for the alteration, removal or insertion of windows and doors, except for the buildings which are undergoing complete demolition, shall be carried out on the site until details of the proposed windows and doors including:
- i) a schedule of the existing doors and windows which will be altered, removed, replaced, relocated or restored, including a description of the proposed works to them including secondary glazing
 - ii) detailed drawings at a scale of 1:10 or 1:20 of the proposed works including where appropriate sections of their cills, reveals, jambs, lintels and glazing bars, have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details, prior to first occupation.

Reason: To ensure that the special architectural or historic interest of the listed building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the

provisions of the National Planning Policy Framework.

- 7 No construction works for the extensions to Block 3 shall be carried out on the site until details of the proposed junctions and detailing between the proposed extension and the existing building, including the existing chimney and roof have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details, prior to first occupation.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 8 No works to the existing buildings except for the buildings which are undergoing complete demolition shall be carried out on the site until details of:

- i. Electrical services including CCTV and lighting
- ii. Pipework and plumbing including any external pipework
- iii. Ventilation including any external vents
- iv. Alterations to the existing rainwater goods

have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details prior to first occupation.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 9 No works to the existing listed buildings except for the buildings which are undergoing complete demolition shall be carried out on the site until details:

- i. Internal wall insulation including detail drawings of the specification and build-up and junctions including around windows and doors
- ii. Loft insulation including the specification and build-up
- iii. floor insulation including methodology for the removal the existing floorboards, detail drawings. This should be informed by an investigation into the existing floor voids
- iv. the proposed fireproofing measures
- v. any other retrofitting measures

have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those

details. The proposed retrofitting must be based on a detailed assessment and modelling of the existing building and the proposed measures, including its associated moisture risk which shall be fully documented in an accompanying report. If this results in changes which deviate from the sustainability assessment approved at application stage, then accompanying updated reports will also be required to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 10** No works for the removal, alteration or installation of staircases within the listed buildings shall be carried out on the site until details of the proposed staircases including details at a scale of 1:10 or 1:20 and any associated alterations for openings or revision where they are proposed have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 11** Notwithstanding the details contained within the approved plans, no internal works to the existing almshouses except in the areas of complete demolition, shall be carried out on the site until details of the existing and proposed internal finishes including:

i) a schedule of the existing ornamental features, including but not exclusive to, chimney pieces, plasterwork, architraves, skirting panelling, doors and staircase balustrading and any areas of lime plasterwork which shall also include details of any proposed works

ii) details of the proposed internal finishes

have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 12** No structural works to the existing almshouses, except in the areas of complete demolition shall be carried out on the site until details of the proposed structural interventions including associated alterations to the existing building have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 13** No exterior works (including extensions and alterations) to the existing almshouses shall be carried out on the site until a methodology for the repair and restoration of the exterior of the listed building have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 14** Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

- 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.