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Site:
38 Highgate High Street
Hornsey
London
N6 5JG

Dear Planning Officer,

On behalf of the applicant, we are seeking to partially discharge sub parts (g) and (i) of condition 4 of the approved Listed building consent reference HGY/2025/2906, pertaining to the following development description, "Listed building consent for regularisation of strip out works. Proposed new floor, wall and ceiling finishes, and redecoration of ground floor)".

Description of development:

Listed building consent for regularisation of strip out works. Proposed new floor, wall and ceiling finishes, and redecoration of ground floor.

Condition (4)

The following details shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

- a) Material specification and heritage methodology for brickwork repairs and repointing to both walls. Trial repairs of the original brickwork and repointing to both walls shall be inspected and approved by the Local Planning Authority onsite.
- b) Material specification and method statement for thermal wall lining to south wall and related finishes
- c) Material specification and method statement for ceiling re-boardings



- d) Material specification and method statement for new suspended ceiling and related finishes
- e) Sample finish to lined wall and ceiling
- f) Material specification for new insulated concrete floor
- g) Material samples of floor tiles
- h) Specification of wall-mounted AC unit including dimensions and fixing method
- i) Specification of proposed lighting and fixing method
- j) Material specification and method statement for door and shopfront redecoration.

The development hereby permitted shall be carried out and implemented in strict accordance with the approved details.

Reason: To ensure works are sufficiently detailed and implemented to protect the special interest of the listed property in accordance 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.

Supporting document:

For clarification a live planning application is with the LPA at the time of submission to discharge the other elements of Condition 4 under planning reference HGY/2026/1982, Description, “approval of details pursuant to conditions 3 (programme of works), 4 (a-d, f, h, j) (material specification and method) and 5 (heritage professional details) attached to planning permission HGY/2025/2906.

The following documents are submitted partially discharge sub parts (g) and (i) of condition 4 of the approved Listed building consent reference HGY/2025/2906,

- Existing site plan
- Ground floor lighting plan (Reference T-1700-LGP-GF)
- Ground floor Power and date plan (Reference T-1800-PDP-GF)
- Proposed internal elevations (Ref T-5000-PIE-GF)
- Finished Ground floor level (Ref T-1500-FFP-GF)
- Proposed ground floor plan (T-1200-PRP-GF)

Summary:

Based on the information provided the partial discharge of sub parts of condition 4 can be agreed.



The planning application fee has been submitted via the planning portal.

Your sincerely

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