

Chris Watkins
1st Floor
311 Chase Road
Southgate
N14 6JS

20 November 2023

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

Case Reference	HGY/2023/1508
Location	Flat 8, Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT
Proposal	Listed Building Consent for the internal alterations including stud partition wall removals between the kitchen and living spaces to create an open plan living/kitchen/dining room, replacement of the bedroom fire door to a different position, removal of cupboards in bedroom and living area, and kitchen extract to external side wall with low profile flue to be similar in colour as existing brickwork. (AMENDED DESCRIPTION)
Received	8 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
2269LB_LBC_REVB - Existing and Proposed Drawings - Revised	Second revision	6 November 2023
2269LB_LBC_REVB - Design Access and Heritage Statement - Revised	Second revision	6 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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 The demolition of the cupboards shall be carried out by hand [or by tools held in the hand other than power-driven tools] and the existing chimney pieces shall remain undisturbed in their existing position and shall be fully protected during the course of works on site.

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.

- 4 All existing panelling shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless otherwise specifically authorised on the drawings hereby approved or approved under conditions attached to this consent.

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 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 2269LB_LBC_RevB hereby 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.

- 6 All new services, including heating, plumbing, ventilation, electrical and data installations shall not involve chasing new service routes, nor involve notching, cutting or otherwise altering timber framing unless otherwise specifically authorised on the hereby approved or approved under conditions attached to this consent.

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.