



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	51
Suffix	
Property Name	Hillside
Address Line 1	Jacksons Lane
Address Line 2	Hornsey
Address Line 3	Haringey
Town/city	London
Postcode	N6 5SR

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
528476	187906

Description

Applicant Details

Name/Company

Title

Ms

First name

Gillian

Surname

Alce

Company Name

Phantasie Properties

Address

Address line 1

Gaspe House

Address line 2

66-72 Esplanade

Address line 3

Town/City

St. Helier

County

Country

Jersey

Postcode

JE2 3QT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

This section of the Application notes a general description of the works in the basement areas required to repair damage to a Grade II Listed part of the property. Repairs are intended to restore the basement to a high level of repair and decoration. It requires the careful use of hand tools to avoid damage to the existing masonry. Masonry repairs will require the Contractor to source and build-in matching bricks set in 1:2.5 by volume Sand : Hydraulic Lime mortar to match the existing masonry. The proportions for the mortar have been identified for the existing mortar by the Investigation Report by Sandberg LLP noted previously here-in. Rooms affected are identified in the drawings attached to this Application.

Laundry Room

Walls Carefully remove pipework and other obstructions on the surfaces of the walls, ready for cleaning. Carefully remove existing painted finish – part vinyl paint, part render using hand tools only.

Replace bricks to seal Investigation core holes using matching bricks, set in 1:2.5 by volume Sand : Hydraulic Lime mortar.

Repair perished brickwork, removing and replacing as above.

Prepare surface and paint coats of new white paint.

Lightwell Carefully remove existing painted finish as above. Replace bricks as required using matching bricks, set in 1:2.5 by volume Sand : Hydraulic Lime mortar, carefully removing temporary timber propping as work proceeds. Prepare surface and paint coats of new white paint.

Floor Carefully clean floor surface ready to receive painted finish.

Ceiling Carefully remove existing warped and sagging fibreboard ceiling. Inspect timber ceiling joists above; check for rot where joists bear on external walls and treat timber for the eradication and prevention of insect and fungal attack. Replace ceiling with ‘Gyproc Moisture Resistant’ plasterboard.

Store Room

Treatment as noted for the Laundry Room above

Boiler Room

Clean external wall – prepare and paint.

Store Room & Wine Cellar

Treat walls, floor and ceiling as noted above for the Laundry Room.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
- ☐ No

If Yes, please describe and include the planning application reference number(s), if known

Related Proposals

Previous Investigation

Work to investigate the damage to the property from the Thames Water Foul and Surface Water sewer collapses in the adjoining roadway were proposed in Listed Building Application No. HGY/2023/0603 dated 01/03/23. Consent for investigation was Granted by email dated 23/05/23. The Investigations were undertaken by Messrs Sandberg LLP Consulting Engineers on 11/07/23 and the results are contained in their Report 71590/S/1 Basement Survey dated 25/07/23. A copy of this Report is attached for reference.

It was found that no voids were identified in the mortar joints nor in the soil in front of the external walls, at the locations selected.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☐ Yes
☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Listed Building Alterations

We include the following in this Application. Works proposed are limited to the basement areas, ie those affected by the ingress of water from the Thames Water collapsed sewers. Strictly, there are no alterations since the intention is to replace items like for like in order to restore the property to a high level of repair and decoration.

Work includes:

- Work to the interior of the building
- Work to objects fixed to the internal surfaces of the property; fixtures and fittings associated with services – electrical sockets and boxes, heating pipes, gas main, drainage pipe; all as shown in Drawing 19111/14 included in this Application, to be removed for treatment to the substrates then re-fixing; to be carried-out with non-invasive (adhesive) fixings wherever possible.
- Stripping out the warped and sagging fibre ceiling boards in the various basement rooms as noted. Following treatment to the ceiling joists, ceiling board to be replaced with 'Gyproc Moisture Resistant Plasterboard.'

Please read these notes with the Work Specification, Drawings & Photos attached as 'Additional Information' below

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Ceilings

Existing materials and finishes:

The relevant rooms are currently provided with fibreboard ceilings. Over an extended period these have sagged and warped and require replacing. The ceiling joists are to be inspected for signs of insect or rot attack, particularly where they bear onto the external walls. The joists vary in type; some having been spliced where rot or insect attack has occurred in the past, some have been replaced and some are of historic origin.

Proposed materials and finishes:

All timbers are to be inspected and treated with a fungicide and insecticide by 'Lignum Timber Treatment Ltd' as noted in the attached Specification. The ceiling is to be replaced with 'Gyproc' 'Moisture Resistant Plasterboard' to give the necessary fire and moisture protection.

Type:

Floors

Existing materials and finishes:

The basement floors are constructed of concrete of unknown age, currently provided with a painted finish which is worn and flaking and requiring re-application.

Proposed materials and finishes:

It is proposed to provide a Dust Proofer/Primer prior to application of a High Build Polyurethane Resin Based Anti-Slip paint, all by Jarvis Industries Ltd.

Type:

Internal walls

Existing materials and finishes:

The basement internal masonry walls are constructed from stock brickwork set in lime mortar. There is a white painted finish

Proposed materials and finishes:

Generally the internal walls are less damaged than the external walls and were not subject to coring during the investigation phase of works. Any small areas of loose or friable bricks or mortar are to be repaired or replaced as described for the external walls above, and painted to match the existing white finish using 'Keim Mineral Paints' as previously mentioned for the External Walls.

Type:

External walls

Existing materials and finishes:

The basement external masonry walls are constructed from stock brickwork set in lime mortar. There is a white painted internal finish

Proposed materials and finishes:

The core holes from the Investigations described previously were plugged with repair mortar on completion of the investigation works, to within 100mm of the internal surface to allow for finishing in this repair phase. The contractor will be required to source matching stock bricks and they will be cut into the voids, set in 1 : 2.5 by volume Sand : Hydraulic Lime mortar. It is proposed that the internal surfaces will be treated as detailed in the attached Specification, to match the existing finish using 'Keim Mineral Paints.'

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drg 09111 – 05 C02	Basement Lightwell – Ext'g Construction & Repair Details – Scale 1:20 at A3
Drg 09111 – 12 C04	Site Plan – Scale 1:250 at A3
Drg 09111 – 13 C04	General Arrangement Basement Plan – Scale 1:100 at A3
Drg 09111 – 14 C03	Basement Sections – Scale 1:25 at A3
Drg 09111 – 15 C01	Building Location Plan – Scale 1:1250 at A4

Photos to show the condition of the Basement Areas – 11No Photographs

Investigation Works Report by Messrs Sandberg LLP - Report No 71590/S/1 dated 25th July 2023

Work Specification

Heritage Design & Access Statement

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

chris

Surname

cozins

Declaration Date

18/01/2024

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

chris cozins

Date

18/01/2024