

Montagu Evans
70 St Mary Axe
London EC3A 8BE

19 April 2024

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

Case Reference	HGY/2023/1044
Location	Civic Centre, High Road, Wood Green, London, N22 8ZW
Proposal	Listed Building Consent Application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the north wing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works
Received	17 April 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.

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (15)

- 1 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

REASON: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

- 2 The Listed Building Works shall be completed in accordance with the approved plans and documents set out below except where conditions attached to this Listed Building Consent indicate otherwise:

HCC-HBA-ZZ-RF-DR-A-008001 Site Location Plan P1
HCC-HBA-ZZ-RF-DR-A-008002 Site Block Plan P1
HCC-HBA-CC-B1-DR-A-008100 Level B1 - Existing GA Plan P1
HCC-HBA-CC-00-DR-A-008101 Level 00 - Existing GA Plan P1
HCC-HBA-CC-01-DR-A-008102 Level 01 - Existing GA Plan P1
HCC-HBA-CC-02-DR-A-008103 Level 02 - Existing GA Plan P1
HCC-HBA-CC-03-DR-A-008104 Level 03 - Existing GA Plan P1
HCC-HBA-CC-04-DR-A-008105 Level 04 - Existing GA Plan P1
HCC-HBA-CC-ZZ-DR-A-008200 Existing East Elevation P2
HCC-HBA-CC-ZZ-DR-A-008201 Existing North Elevation P2
HCC-HBA-CC-ZZ-DR-A-008202 Existing West Elevation P2
HCC-HBA-CC-ZZ-DR-A-008203 Existing South Elevation P2
HCC-HBA-CC-ZZ-DR-A-008300 Existing Sections P2
HCC-HBA-CC-B1-DR-A-008150 Level B1 - Proposed Strip Out Plan P1
HCC-HBA-CC-00-DR-A-008151 Level 00 - Proposed Strip Out Plan P1
HCC-HBA-CC-01-DR-A-008152 Level 01 - Proposed Strip Out Plan P1
HCC-HBA-CC-02-DR-A-008153 Level 02 - Proposed Strip Out Plan P1
HCC-HBA-CC-03-DR-A-008154 Level 03 - Proposed Strip Out Plan P1
HCC-HBA-CC-04-DR-A-008155 Level 04 - Proposed Strip Out Plan P1
HCC-HBA-CC-ZZ-DR-A-008250 East Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008251 North Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008252 West Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008253 South Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008350 Sections / Internal Elevations - Proposed Strip Out P1
HCC-HBA-ZZ-B1-DR-A-208100 Level B1 - Proposed GA Plan P1
HCC-HBA-ZZ-00-DR-A-208101 Level 00 - Proposed GA Plan P1
HCC-HBA-ZZ-01-DR-A-208102 Level 01 - Proposed GA Plan P1
HCC-HBA-ZZ-02-DR-A-208103 Level 02 - Proposed GA Plan P1
HCC-HBA-ZZ-03-DR-A-208104 Level 03 - Proposed GA Plan P1
HCC-HBA-ZZ-04-DR-A-208105 Level 04 - Proposed GA Plan P1
HCC-HBA-ZZ-ZZ-DR-A-208200 Proposed East Elevation P2
HCC-HBA-ZZ-ZZ-DR-A-208201 Proposed North Elevation P2
HCC-HBA-ZZ-ZZ-DR-A-208202 Proposed West Elevation P2
HCC-HBA-ZZ-ZZ-DR-A-208203 Proposed South Elevation P2

HCC-HBA-ZZ-ZZ-DR-A-208204 Proposed East Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208205 Proposed North Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208206 Proposed West Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208207 Proposed South Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208208 Proposed Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208209 Proposed Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208210 Proposed Courtyard Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208211 Proposed Courtyard Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208300 Proposed Section AA P2
HCC-HBA-ZZ-ZZ-DR-A-208301 Proposed Section BB P1
HCC-HBA-AB-ZZ-DR-A-21830 External Wall Assembly Section -AB - North Elevation P1
HCC-HBA-AB-ZZ-DR-A-218301 External Wall Assembly Section -AB - East Elevation P1
HCC-HBA-AB-ZZ-DR-A-218302 External Wall Assembly Section -AB - West Elevation P1
HCC-HBA-AB-ZZ-DR-A-218303 External Wall Assembly Section -AB - South Elevation P1
HCC-HBA-AB-ZZ-DR-A-218304 External Wall Assembly Section -AB - Picture Window P1
HCC-HBA-AB-ZZ-DR-A-218310 External Wall Assembly Section -AB - East Linkblock P1
HCC-HBA-AB-ZZ-DR-A-218311 External Wall Assembly Section -AB - West Linkblock P1
HCC-HBA-AB-ZZ-DR-A-218401 External Wall Details - AB - Typical Facade Detail - Plant Screen P1
HCC-HBA-CC-ZZ-DR-A-218050 External Wall Types - CC – Brickwork Enhancement P1
HCC-HBA-CC-ZZ-DR-A-218051 External Wall Types - CC – Precast Concrete P1
HCC-HBA-CC-ZZ-DR-A-218052 External Wall Types - CC -Miscellaneous Enhancement P1
HCC-HBA-CC-ZZ-DR-A-218210 External Wall Scoping Elevations- CC - Brickwork - Sheet 01 P1
HCC-HBA-CC-ZZ-DR-A-218211 External Wall Scoping Elevations- CC - Brickwork - Sheet 02 P1
HCC-HBA-CC-ZZ-DR-A-218212 External Wall Scoping Elevations- CC - Concrete & Render -Sheet 01 P1
HCC-HBA-CC-ZZ-DR-A-218213 External Wall Scoping Elevations- CC - Concrete & Render -Sheet 02 P1
HCC-HBA-CC-ZZ-DR-A-218350 External Wall Bay Studies - CC -North Wing - East Elevation P8
HCC-HBA-CC-ZZ-DR-A-218351 External Wall Bay Studies - CC -North Wing - West Elevation P7
HCC-HBA-CC-ZZ-DR-A-218352 External Wall Bay Studies - CC -South Elevation P7
HCC-HBA-CC-ZZ-DR-A-218353 External Wall Bay Studies - CC -West Wing - South Elevations P6
HCC-HBA-CC-ZZ-DR-A-218354 External Wall Bay Studies - CC -L03 - East

& West Elevations P6
HCC-HBA-CC-ZZ-DR-A-218355 External Wall Bay Studies - CC - North Wing - North Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218356 External Wall Bay Studies - CC - Stair Core - West Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218357 External Wall Bay Studies - CC - South Wing - East Elevation P4;
HCC-HBA-CC-ZZ-DR-A-218358 External Wall Bay Studies - CC - South Wing – West Elevation P4;
HCC-HBA-CC-ZZ-DR-A-218359 External Wall Bay Studies - CC - West Wing - North Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218360 External Wall Bay Studies - CC - West Wing - West Elevation P5;
HCC-HBA-CC-00-DR-A-248100 Level 00 - Stairs & Ramps Civic Centre repair plan P1
HCC-HBA-CC-01-DR-A-248101 Level 01 - Stairs & Ramps Civic Centre repair plan P1
HCC-HBA-CC-02-DR-A-248102 Level 02 - Stairs & Ramps Civic Centre repair plan P1
HCC-HBA-CC-03-DR-A-248103 Level 03 - Stairs & Ramps Civic Centre repair plan P1
HCC-HBA-ZZ-RF-DR-A-278106 RF Level - Civic Centre Roof Scoping Plan P1
HCC-HBA-CC-00-DR-A-348100 Level 00 - Balustrading Civic Centre repair plan P1
HCC-HBA-CC-01-DR-A-348101 Level 01 - Balustrading Civic Centre repair Plan P1
HCC-HBA-CC-02-DR-A-348102 Level 02 - Balustrading Civic Centre repair Plan P1
HCC-HBA-CC-03-DR-A-348103 Level 03 - Balustrading Civic Centre repair Plan P1
Civic Centre
HCC-HBA-CC-B1-DR-A-358099 Level B1 - Basement Ceiling Finishes Plan P1
HCC-HBA-CC-00-DR-A-358100 Level 00 - Ground Floor Ceiling Finishes Plan P2
HCC-HBA-CC-01-DR-A-358101 Level 01 - Ground Floor Ceiling Finishes Plan P2
HCC-HBA-CC-02-DR-A-358102 Level 02 - Ground Floor Ceiling Finishes Plan P2
HCC-HBA-CC-03-DR-A-358103 Level 03 - Ground Floor Ceiling Finishes Plan P2
HCC-HBA-CC-ZZ-DR-A-358400 North wing incl. meeting room - Typical RCP + detail P1
Civic Centre
HCC-HBA-CC-B1-DR-A-428099 Level B1 - Basement Floor Internal Wall Finishes Plan P1
HCC-HBA-CC-00-DR-A-428100 Level 00 - Ground Floor Internal Wall Finishes Plan P1

HCC-HBA-CC-01-DR-A-428101 Level 01 - First Floor Internal Wall Finishes Plan P1
HCC-HBA-CC-02-DR-A-428102 Level 02 - Second Floor Internal Wall Finishes Plan P1
HCC-HBA-CC-03-DR-A-428103 Level 03 - Third Floor Internal Wall Finishes Plan P1
HCC-HBA-CC-B1-DR-A-438099 Level B1 - Basement Floor Finishes Plan P1
HCC-HBA-CC-00-DR-A-438100 Level 00 - Ground Floor Finishes Plan P1
HCC-HBA-CC-01-DR-A-438101 Level 01 - First Floor Finishes Plan P1
HCC-HBA-CC-02-DR-A-438102 Level 02 - Second Floor Finishes Plan P1
HCC-HBA-CC-03-DR-A-438103 Level 03 - Third Floor Finishes Plan P1
HCC-HBA-CC-00-DR-A-778506 Room Data Sheet - Typical North Wing Meeting Room P1
HCC-HBA-CC-01-DR-A-778507 Room Data Sheet - Committee Room 1&2 P1
HCC-HBA-CC-00-DR-A-778508 Room Data Sheet - Large Room of the Registrars P1
HCC-HBA-CC-00-DR-A-778509 Room Data Sheet - Lobby / Reception Area P1
HCC-HBA-CC-01-DR-A-778510 Room Data Sheet - Council Chamber P1

Documents:

Design and Access Statement (DAS)-August 2023
Landscape Strategy / Urban Greening Statement (within DAS)-April 2023
Flood Risk Assessment-April 2023
Sustainable Drainage Strategy-April 2023
Arboricultural Impact Assessment-April 2023
Tree Protection Plan-April 2023
Planning Statement-April 2023
Heritage Statement-April 2023
Façade Condition Survey-April 2023
Sample Petrographic Analysis-April 2023
Townscape and Visual Impact Assessment -April 2023
Ecology BREEAM Assessment-April 2023
Bat Survey-April 2023
Biodiversity Impact Assessment-April 2023
Ecology BREEAM Assessment-April 2023
Energy Statement- September 2023, Rev P03
Sustainability Strategy and BREEAM Assessment-April 2023
Thermal Comfort Report - September 2023, Rev P01
Transport Assessment -April 2023
Transport Addendum – 9 August 2023
Draft Travel Plan-April 2023
Air Quality Assessment-April 2023
Noise Impact Assessment -April 2023
Generic Quantitative Risk Assessment - 0044501-BHE-XX-XX-RP-YG-0003
- 10 March 2023 – P01
Sunlight / Daylight Assessment - April 2023

Crime Prevention Statement - April 2023
Waste Management Plan - April 2023
Lighting Assessment - April 2023
Statement of Community Involvement - April 2023
Fire Strategy - HCC-BHE-XX-XX-RP-YF-000001- 3 March 2023 – Rev P05
Typical Details Schedule - July 2023
Supplementary Planning Info - HCC-HBA-XX-XX-RP-A-081001
Barrier and Bollard Location Plan -HCC-CTF-ZZ-00-DR-L-100011 S4 P1
Furniture Comparison Plan-HCC-CTF-ZZ-00-DR-L-100011 S4 P2
Existing and Proposed Trees -556-CTF-ZZ-ZZ-DR-L-500007 S4 P1
Site Planting Plan -556-CTF-ZZ-ZZ-DR-L-500000 S4 P1
PAYE Letter - DM/23007/001
External Wall Bay Studies – CC – South Wing – West Elevation – HCC-
HBA-CC-ZZ-DR-A-218358 P1
Heritage Joinery Modifications - Typical North Wing Meeting Room - HCC-
HBA-CC-ZZ-DR-A-728032 P1
External Wall Bay Studies – CC – South Elevation - HCC-HBA-CC-ZZ-DR-
A-218352 P1
Access Statement – 0044501- 14 August 2023 Revision P01
ASWS Report – 23 August 2023
ASWS Window Condition Survey – 23 August 2023
Supplementary Planning Information HCC-HBA-XX-XX-RP-A-081001 – 11
July 2023

REASON: In order to ensure the development is carried out in accordance
with the approved details and to protect the historic environment.

- 3** Prior to the commencement of all repairs and alterations to external
elevations and rear range on pilotis, details of such works shall be submitted
to and approved in writing by the Council as local planning authority in
consultation with Historic England before such work is begun. Details shall
include:
- a. Comparative plan, section, and elevation detail drawings to scale 1:5 of
both existing pre-cast concrete panelling and proposed GRC cladding and
related material specification and fixing method.
 - b. Comparative detail drawings to scale 1: 5 or 1:2 as necessary, material
specification and material samples of both existing aluminium and steel
windows and related replacement windows to match existing window
frames, profiles, and appearance.
 - c. Comparative full height section to scale 1: 10 of existing and proposed
curtain walling and comparative detail drawings to scale 1: 5 or 1:2 as
necessary to illustrate match with existing frames, profiles, and appearance.
 - d. Material specification and material samples of proposed curtain walling
and related glazing
 - e. Comparative detail drawings to scale 1: 5 or 1:2 and material specification
of existing and replacement glazed doors to Civic Centre to match existing.
 - f. Method statement, material specification, trial cleaning samples and repair

samples to both existing stone cladding, existing concrete precast cornice/window surrounds, existing rendered face in-situ concrete and existing brickwork.

g. Full height typical cross section to scale 1: 10 of both existing and proposed rear range on pilotis and comparative detail drawings to scale 1: 5 or 1:2 as necessary to illustrate proposed aluminium windows and aluminium glazed doors.

If any unforeseen discoveries or new information about the condition of the building arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details including the approved method statement(s), revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

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 Prior to the commencement of all repairs and alterations to the roof level of the listed building and rear range on pilotis, details of such works shall be submitted as follows to and approved in writing by the Council as local planning authority before such work is begun.
- a. Method statement, material specification and trial samples of repair, upgrade and waterproofing of concrete cornice
 - b. Detailed roof plan to scale 1:50 to include exact location, number, and size of proposed PV panels.
 - c. Detail drawings to scale 1:10 of typical PV panel and related specification.
 - d. Method statement, structural engineer design and specification for demolition of upstands
 - e. Access Ladder
 - f. Details of man safe fall protection system throughout
 - g. Material specification and material samples of new precast concrete coping
 - h. Detail plan, cross sections, and elevation drawings to scale 1:50 of proposed Third floor to include details of proposed ceilings.

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 Prior to the commencement of works to the interiors of the listed building, the following details of such works shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before such work is begun:
- a. Detailed plan drawings of the entire building to scale 1:50 to include schematics of proposed MEP services and related new penetrations.
 - b. Detailed plan, section, and elevation drawings to scale 1:20 and 1:5 to illustrate junctions between existing building and proposed new links to new office building.
 - c. Method statements, material specification and trial samples of repairs to the following balustrades to be retained throughout:
 - Existing aluminium balustrade with timber handrails and kick plates in Georgian wired glass panels
 - Existing aluminium balustrade to the Council Chamber gallery
 - Balustrade to external fire stair
 - Existing external balcony balustrade
 - d. Method statements, material specification and trial samples of repairs to internal and external staircases to be retained throughout to include entrance lobby staircase and bridge structure and fasciae clad in stone.
 - existing stair cores in terrazzo
 - Existing external stairs
 - existing roof access ladder

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 Prior to the commencement of works to the Lobby Reception Area, details of such works shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the following work is begun:
- a. Strip off and demolition works to entrance hall and south wing will sensitively reinstate to ground floor a well-connected, flowing internal configuration, and will retain finishes and decorative features of the most significant public areas by decluttering them from later partitions, storage, and doors. These works will be essential to reinstate and reinforce the original character of the public spaces of the Civic Centre and are very welcome.
 - b. Heritage method statement and material specification for removal and reinstatement of internal finishes and related retrofitting works
 - c. Method statement, material specification, trial cleaning and repair samples to floors and wall cladding and existing stairs.

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.

- 7 Prior to the commencement of works to the Registrars wing, details of such works shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the following work is begun:
- a. Material specification for retrofitting and making good of timber panelled original rooms.
 - b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceilings.

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.

- 8 Prior to the commencement of works to the North wing offices details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.
- a. Heritage method statement for proposed strip outs and removal of internal partitions.
 - b. Material specification of proposed finishes
 - c. Heritage method statement for removal, retrofitting and reinstatement of timber panelling to retained original rooms.
 - d. Material specification for retrofitting and making good of timber panelled original rooms.
 - e. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceilings.

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.

- 9 Prior to the commencement of works to the Committee Rooms details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.
- a. Material specification for retrofitting and making good of timber panelled original rooms.
 - b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceilings.

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.

- 10** Prior to the commencement of works to the Council Chamber details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.
- a. Material specification for retrofitting and making good of original finishes to walls, columns, and floors.
 - b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceiling.

If any unforeseen discoveries or new information about the condition of the interiors arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

The works to the Committee Room Corridor shall be carried out in accordance with such approved details and maintained as such thereafter.

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.

- 11** Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority shall be notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 12** Prior to installation of the proposed services, including plumbing, mechanical, electrical, data services, details of such works shall be submitted to and approved in writing by the Council as Local Planning Authority before such work is begun. Details should include position, type, and method of installation of services, as well as any associated risers, conduits, vents, and fittings.
- If any unforeseen discoveries or new information about the condition of the building/structure where the services are to be installed arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning

Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority.

The services shall be installed in accordance with such approved details and maintained as such thereafter.

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.

- 13** Prior to the installation of the proposed lighting, details of the proposed lighting shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun.

If any unforeseen discoveries or new information about the condition of building/structure where the lighting is to be installed arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

The proposed lighting shall be installed in accordance with such approved details and maintained as such thereafter.

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.

- 14** Prior to the completion of all repairs and alterations to the listed building, and following completion of the masonry works, a Planned Preventative Maintenance strategy including a 5-10-year cycle of surveys to maintain the fabric and long-term integrity of external masonry shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England.

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.

- 15** Prior to installing of any object or fixture to the internal or external fabric of the listed building, details of the proposed location and fixing method shall be submitted to and approved in writing by the Council as local planning authority before that specific fixture is installed.

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:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

Details of external materials are required to be submitted to and approved in writing by the Local Planning Authority pursuant to Planning Permission HGY/2023/1043.

- 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.