

Appendix 9 –Listed Building Consent Application Conditions & Informatives

Time Limit

1. The works hereby permitted shall be begun before the expiration of four 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)

Approved Plans & Documents

2. The approved plans and documents comprise:

- SEE APPENDIX 1

The Listed Building Works shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

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

Contract

3. Prior to any works of demolition relating to Nos. 798, 800, 802 or 808 High Road, evidence of contract(s) for replacement development relating to the relevant building(s) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

Matching materials

4. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Hidden Historic Features

5. 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.

Redundant plumbing etc.

6. All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works to Nos. 798, 800, 802 and/or 808 High Road hereby approved, unless agreed in writing with the Local Planning Authority.

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

Making good redundant plumbing etc.

7. In the event the removal of redundant plumbing, mechanical and electrical services and installations within Nos. 798, 800, 802 and/or 808 High Road reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.

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

Approval of Details PRE-COMMENCEMENT

8. (a) Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun.

- i) Full external and internal condition survey to include structural assessment in relation to roof, walls, floors, doors, windows, stairs, fireplaces, decorative features and fixtures
- ii) Material specification for facade repair, repointing and replacement of brickwork, repairs and replacements to window cills, window surrounds, doorsteps, parapets. Material samples of these works to be approved on site by the Local Planning Authority's Conservation Officer.
- iii) Detail section drawings to scale 1:20 to record existing structures, make up of walls, floors, roof, doors, decorative cornices and windows and associated mechanical ventilation;
- iv) Detail section drawings to scale 1:20 and 1:10 as necessary to show proposed structures, walls, floors and finishes
- v) Detail elevation and section drawings to scale 1:10 to show interfaces between new partitions and original cornices or historic fabric
- vi) Detail drawings to scale 1:10 and 1:5 plus material specification for new panelled doors, surrounds, shutters and ironmongery to match historic details
- vii) Schematic drawings in plan and section to scale 1:50 to show Mechanical, Electrical and Plumbing services;
- viii) Detail drawings to scale 1:10 showing penetrations within historic fabric
- ix) All external materials to the approved extensions;
- ix) Method statements for installing Mechanical, Electrical and Plumbing services

- x) Method statements for proposed demolition works related to internal partitions, fixtures, fittings and new internal openings within load-bearing walls
- xi) Method statements for removal and making good of external gates, doors, windows, window bars, fixtures and fittings such as alarm boxes, vents, timber posts, lights
- xii) Method statements, material specification for proposed works to chimneys and roof. Material samples of replacement slates, bricks, repointing, chimney pots to be approved onsite
- xiii) Method statements and material specification for both proposed repair and alteration works to retained cornices, staircases, fireplaces, doors, windows, panelling and all surviving 18th and 19th Century elements. Trial samples of cleaning and material samples of integrations and replacement works to be approved on site
- xiv) Method statement and material specification for reinstatement of fireplaces

(b) The relevant work shall be carried out in accordance with such approved details and method statements.

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

Masonry Cleaning

9. Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority. The programme shall demonstrate protection of internal and external surfaces.

The cleaning programme shall be undertaken in accordance with approved details.

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

No New Plumbing etc.

10. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the buildings unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

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

No New Grilles etc.

11. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

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

Listed Building Consent - Informatives

1. 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.

2. Details of external materials are required to be submitted to and approved in writing by the Local Planning Authority pursuant to Planning Permission HGY/2020/1584.

3. The air quality unit in the front garden of No. 808 High Road has been installed pursuant to s106 planning obligations associated with the Stadium planning permission (HGY/2015/3000 and 3001). The equipment should be removed and the front garden area made good as soon as possible after it is no longer required to fulfil the relevant obligations.