

Mr James Beynon, Quod
Capitol
Bond Court
Leeds
LS1 1SP

4 March 2024

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

Case Reference	HGY/2023/2307
Location	819-829 High Road, Tottenham, London, N17 8ER
Proposal	Listed Building Consent for internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.
Received	24 August 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
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (11)

1 Time Limit

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 Approved Plans & Documents

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

- Site Location Plan 220428 F3A ZZ EX ST A 8 9000 21/07/2023 07/08/2023
- Existing Site Plan 220428 F3A ZZ EX ST A 8 9001 21/07/2023 07/08/2023
- Demolition Site Plan 220428 F3A ZZ EX ST A 8 9002 21/07/2023 07/08/2023
- Proposed Site Plan - existing context 220428 F3A ZZ EX ST A 8 9003 02/08/2023 07/08/2023
- Demolition GA L00 floor plans (819-829) 220428 F3A ZZ 00 GA A 8 9025 21/07/2023 07/08/2023
- Demolition GA L01 floor plans (819-829) 220428 F3A ZZ 01 GA A 8 9026 21/07/2023 07/08/2023
- Demolition GA L02 floor plans (819-829) 220428 F3A ZZ 02 GA A 8 9027 21/07/2023 07/08/2023
- Demolition GA Roof floor plans (819-829) 220428 F3A ZZ RF GA A 8 9028 21/07/2023 07/08/2023
- Room 1 - 821 - Flat 2 - L01 Existing Internal Elevations 220428 F3A ZZ ZZ EL A 8 9031 26/07/2023 07/08/2023
- Room 3 - 821 - Flat 2 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9032 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 1 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9033 26/07/2023 07/08/2023
- Room 3 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9034 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9035 26/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 00 GA A 8 2100 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 01 GA A 8 2101 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 02 GA A 8 2102 21/07/2023 07/08/2023
- Existing Roof Plan (819-829 HR) 220428 F3A ZZ RF EL A 8 2103 21/07/2023 07/08/2023
- GROUND FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 00 GA A 8 2104 26/07/2023 07/08/2023

- FIRST FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 01 GA A 8 2105 04/08/2023 07/08/2023
- SECOND FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 02 GA A 8 2106 04/08/2023 07/08/2023
- THIRD FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 03 GA A 8 2107 04/08/2023 07/08/2023
- Proposed Roof Plan (819-829 HR) 220428 F3A ZZ RF GA A 8 2108 02/08/2023 07/08/2023
- GROUND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2109 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2110 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2111 21/07/2023 07/08/2023
- Existing Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2112 21/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2113 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2114 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2115 21/07/2023 07/08/2023
- Existing Roof Significance Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2116 21/07/2023 07/08/2023
- GROUND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2117 21/07/2023 07/08/2023
- FIRST FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2118 21/07/2023 07/08/2023
- SECOND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2119 21/07/2023 07/08/2023
- Demolition Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2120 21/07/2023 07/08/2023
- GROUND FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2121 02/08/2023 07/08/2023
- FIRST FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2122 02/08/2023 07/08/2023
- SECOND FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2123 02/08/2023 07/08/2023
- THIRD FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 03 EL A 8 2124 17/07/2023 07/08/2023
- Proposed Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2125 02/08/2023 07/08/2023
- Existing GA Elevation with Demolition 220428 F3A ZZ ZZ EL A 8 2500 21/07/2023 07/08/2023
- Existing GA Elevation North (823-829) 220428 F3A ZZ ZZ EL A 8 2501 21/07/2023 07/08/2023
- Existing GA Elevation South (819-821) 220428 F3A ZZ ZZ EL A 8 2502 21/07/2023 07/08/2023
- Existing GA Elevation East (819-821) 220428 F3A ZZ ZZ EL A 8 2503

21/07/2023 07/08/2023
 • Existing GA Elevation East (823-829) 220428 F3A ZZ ZZ EL A 8 2504
 02/08/2023 07/08/2023
 • Existing GA Elevations - Sections West (819-821) 220428 F3A ZZ ZZ EL A 8 2509
 21/07/2023 07/08/2023
 • Existing GA Elevations - Sections West (823-829) 220428 F3A ZZ ZZ EL A 8 2510
 21/07/2023 07/08/2023
 • Demolition Elevations North (823-829) 220428 F3A ZZ EX EL A 8 2511
 21/07/2023 07/08/2023
 • Demolition Elevation South (819-821) 220428 F3A ZZ EX EL A 8 2512
 21/07/2023 07/08/2023
 • Demolition Elevation East (823-829) 220428 F3A ZZ EX EL A 8 2513
 21/07/2023 07/08/2023
 • Demolition Elevation East (819-821) 220428 F3A ZZ EX EL A 8 2514
 21/07/2023 07/08/2023
 • Demolition Elevations - Sections West (819-821) 220428 F3A ZZ EX EL A 8 2515
 21/07/2023 07/08/2023
 • Demolition Elevations - Sections West (823-829) 220428 F3A ZZ EX EL A 8 2516
 21/07/2023 07/08/2023
 • Existing GA Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2600
 21/07/2023 07/08/2023
 • Existing GA Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2601
 21/07/2023 07/08/2023
 • Existing GA Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2602
 21/07/2023 07/08/2023
 • Demolition Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2604
 21/07/2023 07/08/2023
 • Demolition Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2605
 21/07/2023 07/08/2023
 • Demolition Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2606
 21/07/2023 07/08/2023
 • GROUND FLOOR - Proposed GA Plan 220428 F3A ZZ 00 GA A 8 2127
 04/08/2023 07/08/2023
 • FIRST FLOOR - Proposed GA Plan 220428 F3A ZZ 01 GA A 8 2128
 04/08/2023 07/08/2023
 • SECOND FLOOR - Proposed GA Plan 220428 F3A ZZ 02 GA A 8 2129
 04/08/2023 07/08/2023
 • THIRD FLOOR - Proposed GA Plan 220428 F3A ZZ 03 GA A 8 2130
 04/08/2023 07/08/2023
 • FOURTH FLOOR - Proposed GA Plan 220428 F3A ZZ 04 GA A 8 2131
 04/08/2023 07/08/2023
 • FIFTH FLOOR - Proposed GA Plan 220428 F3A ZZ 05 GA A 8 2132
 04/08/2023 07/08/2023
 • SIXTH FLOOR - Proposed GA Plan 220428 F3A ZZ 06 GA A 8 2133
 04/08/2023 07/08/2023
 • Proposed Roof Plan 220428 F3A ZZ RF GA A 8 2134 02/08/2023
 07/08/2023
 • Proposed GA Elevations North (823-827) 220428 F3A ZZ ZZ EL A 8 2517
 02/08/2023 07/08/2023

- Proposed GA Elevations South (819-821) 220428 F3A ZZ ZZ EL A 8 2518
02/08/2023 07/08/2023
- Proposed GA Elevations East (823-829) 220428 F3A ZZ ZZ EL A 8 2519
02/08/2023 07/08/2023
- Proposed GA Elevations East (819-821) 220428 F3A ZZ ZZ EL A 8 2520
02/08/2023 07/08/2023
- Proposed GA Elevations-Sections West (819-821) 220428 F3A ZZ ZZ EL
A 8 2521 17/07/2023 07/08/2023
- Proposed GA Elevations-Sections West (823-829) 220428 F3A ZZ ZZ EL
A 8 2522 17/07/2023 07/08/2023
- Proposed GA Elevations North and West 220428 F3A ZZ ZZ EL A 8 2524
02/08/2023 07/08/2023
- Proposed GA Elevations South and HR East 220428 F3A ZZ ZZ EL A 8
2525 02/08/2023 07/08/2023
- Proposed GA Elevations - Sections 220428 F3A ZZ ZZ EL A 8 2526
02/08/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2530 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2531 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2532 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2533 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2534 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2535 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2536 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2537 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2538 26/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2539 26/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2550 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2551 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2552 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2553 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2554 21/07/2023 07/08/2023
- Proposed GA Sections AA (819-821) 220428 F3A ZZ ZZ SE A 8 2607
02/08/2023 07/08/2023
- Proposed GA Sections BB (819-821) 220428 F3A ZZ ZZ SE A 8 2608

02/08/2023 07/08/2023

- Proposed GA Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2609

02/08/2023 07/08/2023

- Proposed GA Sections North South 220428 F3A ZZ ZZ SE A 8 2610

02/08/2023 07/08/2023

- Proposed GA Sections East West 220428 F3A ZZ ZZ SE A 8 2611

02/08/2023 07/08/2023

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

3 **Contract**

Prior to any works of demolition relating to Nos. 819-821 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.

4 **Matching materials**

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.

5 **Hidden Historic Features**

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.

6 **Redundant plumbing etc.**

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.

7 Making good redundant plumbing etc.

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.

8 Approval of Details PRE-COMMENCEMENT

(a) Prior to the commencement of any relevant works listed below, full external and internal condition survey(s) to include structural assessment(s) in relation to roof, walls, floors, doors, windows, stairs, fireplaces, decorative features and fixtures 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.

(b) Prior to commencing the relevant works listed below, details of the relevant works shall be submitted to and approved in writing by the Local Planning authority before the relevant works are begun:

- i) 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.
- ii) 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;
- iii) Detail section drawings to scale 1:20 and 1:10 as necessary to show proposed structures, walls, floors and finishes
- iv) Detail elevation and section drawings to scale 1:10 to show interfaces between new partitions and original cornices or historic fabric
- v) Detail drawings to scale 1:10 and 1:5 plus material specification for new panelled doors, surrounds, shutters and ironmongery to match historic details
- vi) Schematic drawings in plan and section to scale 1:50 to show Mechanical, Electrical and Plumbing services;
- vii) Detail drawings to scale 1:10 showing penetrations within historic fabric
- viii) 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

(c) 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.

9 Masonry Cleaning

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.

10 No New Plumbing etc.

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.

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, 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/2023/2306.

- 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.