

Mr Gordon Abbott
21 Springfield House
5 Tyssen St
London
E82LY

30 October 2024

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

Case Reference HGY/2024/2057
Location 85 Fortis Green, Hornsey, London, N2 9HU
Proposal Application for Listed Building Consent for alterations to building including a new stone finish to the front entrance steps, alterations to the rear window in the existing garage extension to form a new door opening, and the widening of the existing opening between the property's dining area and kitchen (retrospective application).
Received 24 July 2024

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
100/A/02 – Existing Plans, Elevations and Section		24 July 2024
50/A/01 – Proposed Ground Floor Plan		24 July 2024
100/A/01 – Existing & Proposed Site/Roof Plan		24 July 2024
100/A/03 – Proposed Plans, Elevations and Section		24 July 2024
1250/A/01 – Site Location Plan		24 July 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (9)

- 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** No works for demolition to the internal wall opening between the kitchen and dining room or for the insertion of the patio doors, and no works for structural alterations or interventions shall be carried out on the site until details of the proposed structural interventions and repair works, including drawings which demonstrate the location extent and type of intervention proposed have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and the provisions of the National Planning Policy Framework.

- 4** Notwithstanding the details contained within the approved plans no works to the stone steps to the principle entrance of the building shall be carried out on the site until specification details of the stone to be used for the new steps has been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and the provisions of the National Planning Policy Framework.

- 5 No works for the alteration, removal or insertion of windows and doors shall be carried out on the site until details of the proposed door including details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the cills, reveals, jambs, lintels and glazing bars, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and the provisions of the National Planning Policy Framework.

- 6 Except for surface mounted services within the proposed kitchen, all new servicing shall reuse existing service runs except where specified on the plans hereby approved unless details of the proposed services and service runs have first been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and the provisions of the National Planning Policy Framework.

- 7 All new external and internal 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 hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and the provisions of the National Planning Policy Framework.

- 8 All new partitions, fixtures and fitted furniture shall be scribed around existing timber panelling, skirting, cornices, beading and dado rails.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and the provisions of the National Planning Policy Framework.

- 9 Notwithstanding the consent hereby granted, none of the lime plaster/lath and plaster finishes, fireplaces or historic floorboards shall be cut, removed or otherwise altered without prior written consent of the Local Planning Authority except where specified the approved drawings or as required by any condition(s) attached to this consent.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and the provisions of the National Planning Policy Framework.

Informatives:

INFORMATIVE: External Door

This consent does not extend to the replacement of the external door into the C19 rear service wing.

INFORMATIVE: Lime Plaster

A non-hydraulic lime plaster is recommended for the internal walls to the kitchen. Given the existing dampness in the wall the applicant is advised to avoid adding insulation internally whilst the cementitious render is still on the exterior.

INFORMATIVE: Drawing Scales

It is recommended that the structural alteration details include structural plans at a scale of 1:100 and elevations at a scale of 1:25.

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.