

Mr Jag Bilkhu
Brook House
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United Kingdom
IG1 4QR

8 September 2025

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

Case Reference	HGY/2024/2657
Location	Mountford House, 7 Tottenham Green East, Tottenham, London, N15 4UU
Proposal	Listed building consent for the rebuilding of the existing left hand side external communal porch roof to match existing and repair of front window.
Received	26 September 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
24176_SP01 Site and Location Plan		26 September 2024
24176_02B Existing Porch Proposed Notes		20 November 2024
24176_04 Existing Right Porch Joinery Details		25 June 2025
24176_03A Existing Left Porch & Window Joinery Details		25 June 2025
24176_01C Site Plan and Elevation		25 June 2025
JB/24176_B Repair Methodology Statement		25 June 2025

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (6)

- 1 The works hereby permitted shall be begun not later than 3 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 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 Prior to the dismantling of the porches hereby approved, the porches shall be recorded and information on the moulds and submitted to the Local Planning Authority for approval. The recording shall include Photography of each joinery element on each porch to be replicated with its location identified and information on the proposed mould and replica including materials which will be used.

Following approval, the work to dismantle the porches can then be carried out on site in accordance with the methodology contained within the approved schedule of works.

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 Following the dismantling of the porches as shown in the approved drawings, if additional repairs or structural interventions are found to be necessary to these structures beyond those specified in approved plans then prior to additional structural interventions being carried out on site, details of the proposed structural interventions shall be submitted to and agreed in writing by the Local Planning Authority including:
 - a methodology statement for the repair including information from the structural engineer
 - drawings which demonstrate the location extent and type of repair proposed, detail drawings where necessary.

The work shall then be carried out in accordance with the approved details.

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 Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

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 All new external and internal works and 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: 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:

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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

- 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.