

Mr Douglas Paskin
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London
United Kingdom
NW3 5BB

14 October 2025

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

Case Reference	HGY/2024/2339
Location	37 North Road, Hornsey, London, N6 4BE
Proposal	Investigatory and remedial works to address dry rot, wet rot and damp; remedial works to chimneystack, external party wall, roof coverings and rainwater disposal, front elevation masonry, rear elevation render and structural timbers (roof structure, floor structure and lintels) (amended description)
Received	23 August 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.

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

Conditions: (5)

- 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

PROPOSED - ROOF January 2025
Block Plan of Site
Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Pre-Commencement

Prior to the commencement of any works, the following documentation shall be submitted to and approved in writing by the Local Planning Authority (LPA), in consultation with Historic England (HE). Where clearly justified, and subject to the written agreement of the LPA the condition may be partially discharged in relation to specific elements or phases of the works.

A. A detailed Programme of Works, identifying key stages and milestones.

B. A full set of existing and proposed drawings (plans, sections, elevations at 1:50 scale) to be prepared with input from Conservation Accredited Architects (RIBA SCA, AABC) including:

- o General arrangements
- o Party wall elevations (No. 37 and No. 39 North Road)
- o Roof dormers (1:10 scale)
- o Internal plasterwork removal areas
- o Timber repairs and floorboard lifting areas
- o Detailed drawings at scales 1:10, 1:5, or 1:2 as appropriate, illustrating the methodology and interface of internal structural and timber repairs at junctions with the existing historic fabric, ensuring clarity of proposed interventions and their impact on the building's significance

- C. Final Heritage Method Statements consolidating previous submissions and detailing all proposed interventions.
- D. Material specifications and samples for:
 - o Replacement bricks
 - o Repointing mortar
 - o Render
 - o Slates
 - o Rainwater goods
- E. Moulding profiles (internal and external) to be recorded and submitted.
- F. A strategy for targeted removal of wall and ceiling plaster, limited to one metre beyond visibly decayed areas, to be agreed with the LPA and HE.
- G. Confirmation that all works will be overseen by a Conservation Accredited Architect (RIBA SCA or AABC).

4 Monitoring and notification during works

Throughout the duration of the works, a robust programme of monitoring, documentation, and communication shall be maintained to ensure transparency, safeguard the historic fabric, and enable timely oversight by LPA and HE. The following measures shall be implemented:

- A. Moisture readings and visual inspections shall be undertaken and recorded at each key stage.
- B. The LPA shall be notified prior to the commencement of each key stage.
- C. A site meeting with the Conservation Officer shall be arranged at each key stage to review progress and building condition.
- D. All works shall be recorded, and records submitted for approval at the end of each key stage.

5 Execution of works

All works shall be undertaken in strict accordance with the approved details, drawings, and Method Statements submitted under Sections A and B. The following principles shall apply throughout the execution phase to ensure the protection and sensitive treatment of historic fabric:

- A. Investigatory and remedial works shall be carried out with minimal loss of historic fabric.

- B. Internal plasterwork shall be renewed to match existing finishes.
- C. Embedded timbers shall be carefully removed and replaced with brick-and-mortar infill.
- D. Historic rainwater goods shall be retained and repaired where possible.
- E. Slates posing safety risks shall be removed and set aside for selective re-use.

Reason: To ensure the works preserve the listed building's special architectural and historic interest, in line with Policy HC1 of the London Plan (2021), Strategic Policy SP12 of the Haringey Local Plan (2017), and Policy DM9 of the Development Management DPD (2017), which collectively seek to conserve heritage assets through informed and sensitive intervention.

Informatives:

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.

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.

- 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.