

Appendix 2: Listed Building Consent Conditions & Informatives

Time limit

- 1) 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)

Development to be in accordance with approved plans and documents.

- 2) The Listed Building Works shall be completed in accordance with the approved plans and documents set out in Appendix 10 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.

Detailed external elevations

- 3) Prior to the commencement of all repairs and alterations to external elevations and rear range on pilotis, details of such works shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before such work is begun. Details shall include:
 - a. Comparative plan, section, and elevation detail drawings to scale 1:5 of both existing pre-cast concrete panelling and proposed GRC cladding and related material specification and fixing method.
 - b. Comparative detail drawings to scale 1: 5 or 1:2 as necessary, material specification and material samples of both existing aluminium and steel windows and related replacement windows to match existing window frames, profiles, and appearance.
 - c. Comparative full height section to scale 1: 10 of existing and proposed curtain walling and comparative detail drawings to scale 1: 5 or 1:2 as necessary to illustrate match with existing frames, profiles, and appearance.
 - d. Material specification and material samples of proposed curtain walling and related glazing
 - e. Comparative detail drawings to scale 1: 5 or 1:2 and material specification of existing and replacement glazed doors to Civic Centre to match existing.
 - f. Method statement, material specification, trial cleaning samples and repair samples to both existing stone cladding, existing concrete precast cornice/window surrounds, existing rendered face in-situ concrete and existing brickwork.
 - g. Full height typical cross section to scale 1: 10 of both existing and proposed rear range on pilotis and comparative detail drawings to scale 1: 5 or 1:2 as necessary to illustrate proposed aluminium windows and aluminium glazed doors.

If any unforeseen discoveries or new information about the condition of the building arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details including the approved method statement(s), revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

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.

Roof level repairs and alterations

- 4) Prior to the commencement of all repairs and alterations to the roof level of the listed building and rear range on pilotis, details of such works shall be submitted as follows to and approved in writing by the Council as local planning authority before such work is begun.
 - a. Method statement, material specification and trial samples of repair, upgrade and waterproofing of concrete cornice
 - b. Detailed roof plan to scale 1:50 to include exact location, number, and size of proposed PV panels.
 - c. Detail drawings to scale 1:10 of typical PV panel and related specification.
 - d. Method statement, structural engineer design and specification for demolition of upstands
 - e. Access Ladder
 - f. Details of man safe fall protection system throughout
 - g. Material specification and material samples of new precast concrete coping
 - h. Detail plan, cross sections, and elevation drawings to scale 1:50 of proposed Third floor to include details of proposed ceilings.

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.

Interior plans and methodologies

- 5) Prior to the commencement of works to the interiors of the listed building, the following details of such works shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before such work is begun:
 - a. Detailed plan drawings of the entire building to scale 1:50 to include schematics of proposed MEP services and related new penetrations.
 - b. Detailed plan, section, and elevation drawings to scale 1:20 and 1:5 to illustrate junctions between existing building and proposed new links to new office building.
 - c. Method statements, material specification and trial samples of repairs to the following balustrades to be retained throughout:
 - Existing aluminium balustrade with timber handrails and kick plates in Georgian wired glass panels
 - Existing aluminium balustrade to the Council Chamber gallery
 - Balustrade to external fire stair
 - Existing external balcony balustrade
 - d. Method statements, material specification and trial samples of repairs to internal and external staircases to be retained throughout to include entrance lobby staircase and bridge structure and fasciae clad in stone.
 - existing stair cores in terrazzo

- Existing external stairs
- existing roof access ladder

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.

Lobby reception area details and methodologies

- 6) Prior to the commencement of works to the Lobby Reception Area, details of such works shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the following work is begun:
 - a. Strip off and demolition works to entrance hall and south wing will sensitively reinstate to ground floor a well-connected, flowing internal configuration, and will retain finishes and decorative features of the most significant public areas by decluttering them from later partitions, storage, and doors. These works will be essential to reinstate and reinforce the original character of the public spaces of the Civic Centre and are very welcome.
 - b. Heritage method statement and material specification for removal and reinstatement of internal finishes and related retrofitting works
 - c. Method statement, material specification, trial cleaning and repair samples to floors and wall cladding and existing stairs.

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.

Registrars wing area details and methodologies

- 7) Prior to the commencement of works to the Registrars wing, details of such works shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the following work is begun:
 - a. Material specification for retrofitting and making good of timber panelled original rooms.
 - b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceilings.

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.

North wing office area details and methodologies

- 8) Prior to the commencement of works to the North wing offices details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.
 - a. Heritage method statement for proposed strip outs and removal of internal partitions.
 - b. Material specification of proposed finishes
 - c. Heritage method statement for removal, retrofitting and reinstatement of timber panelling to retained original rooms.

- d. Material specification for retrofitting and making good of timber panelled original rooms.
- e. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceilings.

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.

Committee rooms area details and methodologies

- 9) Prior to the commencement of works to the Committee Rooms details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.
 - a. Material specification for retrofitting and making good of timber panelled original rooms.
 - b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceilings.

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.

Council Chambers area details and methodologies

- 10) Prior to the commencement of works to the Council Chamber details of such works shall be submitted to and approved in writing by the Council as local planning authority before such work is begun.
 - a. Material specification for retrofitting and making good of original finishes to walls, columns, and floors.
 - b. Detail cross sections to scale 1:20 and related material specification to illustrate proposed ceiling.

If any unforeseen discoveries or new information about the condition of the interiors arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

The works to the Committee Room Corridor shall be carried out in accordance with such approved details and maintained as such thereafter.

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

- 11) 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.

Plumbing, mechanical & electrical services

- 12) Prior to installation of the proposed services, including plumbing, mechanical, electrical, data services, details of such works shall be submitted to and approved in writing by the Council as Local Planning Authority before such work is begun. Details should include position, type, and method of installation of services, as well as any associated risers, conduits, vents, and fittings.

If any unforeseen discoveries or new information about the condition of the building/structure where the services are to be installed arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority.

The services shall be installed in accordance with such approved details and maintained as such thereafter.

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.

Lighting

- 13) Prior to the installation of the proposed lighting, details of the proposed lighting shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun.

If any unforeseen discoveries or new information about the condition of building/structure where the lighting is to be installed arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

The proposed lighting shall be installed in accordance with such approved details and maintained as such thereafter.

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.

5-10-year cycle of surveys

- 14) Prior to the completion of all repairs and alterations to the listed building, and following completion of the masonry works, a Planned Preventative Maintenance strategy including a 5-10-year cycle of surveys to maintain the fabric and long-term integrity of external masonry shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England.

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.

Installation of any fixtures to fabric of building

- 15) Prior to installing of any object or fixture to the internal or external fabric of the listed building, details of the proposed location and fixing method shall be submitted to and approved in writing by the Council as local planning authority before that specific fixture is installed.

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.

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/2023/1043.