



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: [planningcustomercare@haringey.gov.uk](mailto:planningcustomercare@haringey.gov.uk)Website: [www.haringey.gov.uk/planning-and-building-control](http://www.haringey.gov.uk/planning-and-building-control)

Tel: 020 8489 5504

## Application for Listed Building Consent for alterations, extension or demolition of a listed building

## Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Matthew

Surname

Hamilton-Foy

Company Name

### Address

Address line 1

28 Wood Lane

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N6 5UB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Proposed works to a Grade II listed dwelling comprising the construction of a new single-storey rear extension, internal refurbishment and reconfiguration of the existing layout including lowering of the lower ground floor level, installation of a new staircase, associated structural works and redecoration. External works include landscaping of the rear garden and associated works.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II\*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
- ☐ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building
- ☐ Yes
- ☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes  
☒ No

c) Demolition of a part of the listed building

- ☒ Yes  
☐ No

**If the answer to c) is Yes**

What is the total volume of the listed building?

|        |              |
|--------|--------------|
| 780.00 | Cubic metres |
|--------|--------------|

What is the volume of the part to be demolished?

|      |              |
|------|--------------|
| 5.60 | Cubic metres |
|------|--------------|

What was the date (approximately) of the erection of the part to be removed?

Month

|         |
|---------|
| January |
|---------|

Year

|      |
|------|
| 2014 |
|------|

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

|                     |
|---------------------|
| Rear plant cupboard |
|---------------------|

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

|                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| It is necessary to demolish the existing rear plant room cupboard to facilitate the proposed single-storey rear extension, which occupies the same location |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes  
☐ No

If Yes, please describe and include the planning application reference number(s), if known

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PP-14585948 - Proposed works to a Grade II listed dwelling comprising the construction of a new single-storey rear extension, internal refurbishment and reconfiguration of the existing layout including lowering of the lower ground floor level, installation of a new staircase, associated structural works and redecoration. External works include landscaping of the rear garden and associated works. (This current application describes the same proposals as is resubmitted as an application for LBC, at council request). |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

**If Yes, do the proposed works include**

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Plans, drawings and photographs sufficient to identify the location, extent and character of the affected elements are submitted as part of this application.

These include existing and proposed floor plans, sections and elevations identifying the internal and external works to the listed building, including areas of internal reconfiguration, lowering of the lower ground floor level, new staircase, demolition of the existing rear plant room cupboard and the proposed single-storey rear extension.

The submitted drawings and design and access statement also identify the stripping out and replacement of internal wall, ceiling and floor finishes where required, together with details of proposed replacement materials and any associated structural support.

Photographic record of the existing interior and exterior of the building are provided to illustrate the existing condition and character of the listed building

## Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

**Type:**

Roof covering

**Existing materials and finishes:**

Existing house -Grey slate tiles

**Proposed materials and finishes:**

New rear extension - Grey zinc

**Type:**

External walls

**Existing materials and finishes:**

Existing House - Blue render finish

**Proposed materials and finishes:**

External walls re-rendered to match the existing finish in colour, texture, and appearance. Insulated render to North side elevation. New extension masonry walls with rendered finish

**Type:**

Windows

**Existing materials and finishes:**

Existing House - white painted timber frame casement windows.

**Proposed materials and finishes:**

Replacement white painted timber frame casement windows. Extension to have aluminium frame glazed fixed and sliding windows and fixed structural glazed rooflight. Refer to DAS for further detail.

**Type:**

External doors

**Existing materials and finishes:**

White painted timber door

**Proposed materials and finishes:**

Replacement white painted timber door. Extension to have glazed aluminium frame doors

**Type:**

Internal walls

**Existing materials and finishes:**

Plaster with traditional lime-based plaster finish.

**Proposed materials and finishes:**

External walls to receive wood fibre internal wall insulation finished with lime-based breathable plaster. New internal partition walls constructed in timber studwork.

**Type:**

Floors

**Existing materials and finishes:**

Tile floor finish to lower ground floor, timber floor finish to upper ground and first floor

**Proposed materials and finishes:**

New ground floor slab and build-up at lower ground floor level, New timber floor finish throughout the main living areas and bedrooms, Tiled floor finishes in bathrooms.

**Type:**

Rainwater goods

**Existing materials and finishes:**

PVC gutters and downpipes

**Proposed materials and finishes:**

Existing rainwater goods to be replaced with cast iron gutters and downpipes

**Type:**

Internal doors

**Existing materials and finishes:**

White painted timber doors

**Proposed materials and finishes:**

Existing timber doors, painted white, to be refurbished and repurposed where possible. New internal doors will be timber, painted white, matching the style and finish of existing doors.

**Type:**

Ceilings

**Existing materials and finishes:**

Painted plasterboard ceiling.

**Proposed materials and finishes:**

Ceiling to be replaced and redecorated with traditional lime-based plaster finish and breathable paint.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing Drawings: CF-225\_DR - EXISTING

Proposed Drawings: CF-225\_DR - PROPOSED

DAS: CF-225\_REP\_DAS

Condition Survey Report: CF-225\_REP - CONDITION SURVEY

Heritage Statement: 28 Wood Lane Haringey Heritage Statement December 2025

BS5837:2012 Arboricultural Report: 191225-SLM-TS-AIA-TPP-AMS-205-ArbReport-28-N65UB

ASHP MCS Calculation: CF-225\_ASHP Samsung MCS

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

The proposals were communicated to the immediate neighbours by the applicant. The applicant and agent consulted the Highgate Society at their drop in planning surgery.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

PRE/2025/0053

Date (must be pre-application submission)

21/02/2025

Details of the pre-application advice received

### Details of Pre-Application Advice Received:

Initial proposals were submitted to Haringey Council for pre-application advice, followed by a site meeting with officers Elisabetta Tonazzi and Adam Silverwood on 17th March.

### Key Policy and Heritage Guidance:

Officers emphasized that any development must preserve and enhance the character and significance of the Grade II listed building and its setting within the Highgate Conservation Area. A high-quality and sensitive design approach is required, with all interventions clearly justified in heritage terms.

Advice on Works to the Listed Building: Refer to advise note [PRE/2025/0053] for further detail.

Following pre-application meeting further dialogue continue using sketches to develop the proposed designs - this has informed the proopsals now brought forward for application.

### Email Correspondence:

Subsequent correspondence from Matthew Gunning (MRTPI) indicated that the works to the Listed Building were understood and, in principle, considered acceptable, with further detailed information to be provided at the time of application submission.

# Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates

### Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Oliver

Surname

Cooke

Declaration Date

11/02/2026

☒ Declaration made

## Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Oliver Cooke

Date

11/02/2026