PLANNING & HERITAGE STATEMENT
ALBION LODGE, FORTIS GREEN, N2 9EP

06 MARCH 2026

FIRSTPLAN

DOCUMENT CONTROL

Project Title	Albion Lodge
Client Name	Ms Scanlon and Mr Horgan
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APPENDIX 1 | 1980 APPROVED PLANS

SECTION 1 | INTRODUCTION

1.1 This planning and heritage statement has been prepared by Firstplan on behalf of our clients, Mr Horgan and Ms Scanlon, in support of a planning application for alterations to Albion Lodge. The description of development is:

> *"Installation of front entrance gates, single storey side extension, replacement of conservatory roof, alterations to fenestration, installation of solar panels and internal alterations."*

1.2 Albion Lodge forms one half of a pair of grade II listed buildings, Albion Lodge & Albion Cottage which date from the mid-19th Century. The property is located in the Fortis Green Conservation area.

1.3 The proposals put forward have considered the significance of the heritage asset whilst seeking to enhance the accommodation on the site.

1.4 The application follows the receipt of pre-application advice (Ref: PRE/2025/0257) In response to this, the proposals have been significantly revised, and this report demonstrates how harm is avoided or minimised and how the proposal sustains the building's significance.

1.5 This Statement is structured as follows:

Section 2 Background Information

Section 3 Application Proposals

Section 4 Planning Policy Context

Section 5 Assessment of Significance

Section 6 Planning Considerations

Section 7 Conclusions

SECTION 2 | BACKGROUND INFORMATION

a) The Site

2.1 The application site is on the northern side of Fortis Green, in East Finchley. Forming one half of a pair of listed buildings that were built in the mid-nineteenth century. The cottages (Albion Lodge & Albion Cottage) were listed (Grade II) on the 10th of May 1974.

Figure 1. Red Line Boundary of the Site

2.2 The property is a two-storey semi-detached house with Albion Cottage; these buildings are some of the oldest in Fortis Green and part of the historical development of the area, giving the building architectural and historic significance.

2.3 The property has been altered over time but retains much of its historic plan form at the ground floor level. This includes the back staircase, some features of the original stable/coach house with hay loft. On the first-floor level, bathrooms and a new partition to the hallway have been inserted, but much of the historic plan form is still legible.

2.4 The front elevation of the Lodge reflects the architectural language of the mid-nineteenth century with its gable entrance and canted bay window as key features shown in Figure 2.

2.5 To the rear elevation of the property there is a conservatory leading to a garden, as seen in figure 3 below. The rear elevation is characterised by a coherent architectural form with historic elements such as the coach house doors reflecting the building's historical use.

Figure 1. Front Elevation

Figure 2. Rear Elevation

2.6 The official listing details for Albion Cottage Albion Lodge are as follows:

> *"1. 4415 FORTIS GREEN II2 (North Side) Albion Lodge Albion Cottage. TQ 2789 20/50*
>
> *2. Mid C19 pair of villas, each 2 storeys, 2 windows in main block and 1 window in set back outer entrance wing, flipped slate roofs. Stucco with incised lines and 1st floor band. Recessed sash windows with pilasters between. Canted bays, with reeded architrave and paterae at angles, on ground floor. Similar treatment to door of Albion Lodge, in gabled porch. Albion cottage has later glazed gabled porch; and late C19 square bay at left."*

2.7 The site is in Flood Zone 1, indicating a low risk of flooding.

2.8 The site has a Public Transport Accessibility Level (PTAL) of 3.

b) Planning History

i) The site

2.9 The site has a limited planning history, other than applications relating to tree works. Application ref. OLD/1980/0346 – Listed Building Consent for alterations to the kitchen and bathroom areas was granted July 1980. A copy of the approved plans are attached at Appendix 1.

ii) The surrounding area

Albion Cottage

2.10 Due to the lack of planning history at the site, it is worth noting the history of Albion Cottage regarding similarities in the layout. The planning history for Albion Cottage is as follows:

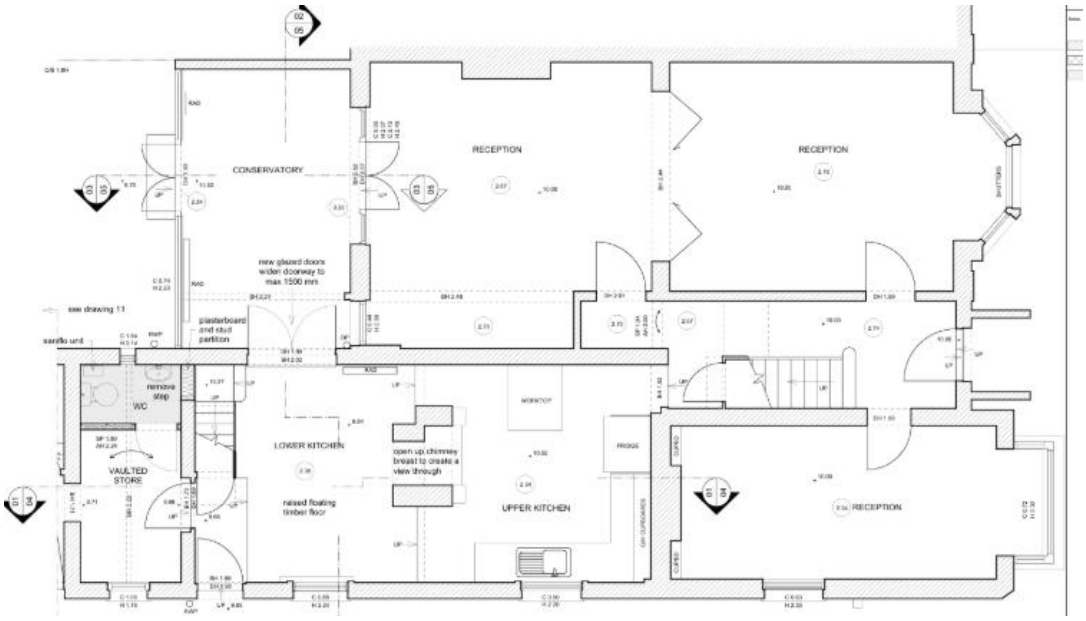
- HGY/1996/1426 – Listed building consent for internal refurbishment repairs and alterations. Granted December 1996.

- HGY/2015/2009 – Listed Building Consent for internal alterations to the rear extension to the cottage. Granted September 2015.
- HGY/2016/3801 and HGY/2016/3802 - Part demolition and re-building of Northern boundary wall plus replacement greenhouse. Granted January 2017.
- HGY/2017/0985 and HGY/2017/0986 - Part demolition and re-building of Northern boundary wall. Granted June 2017.

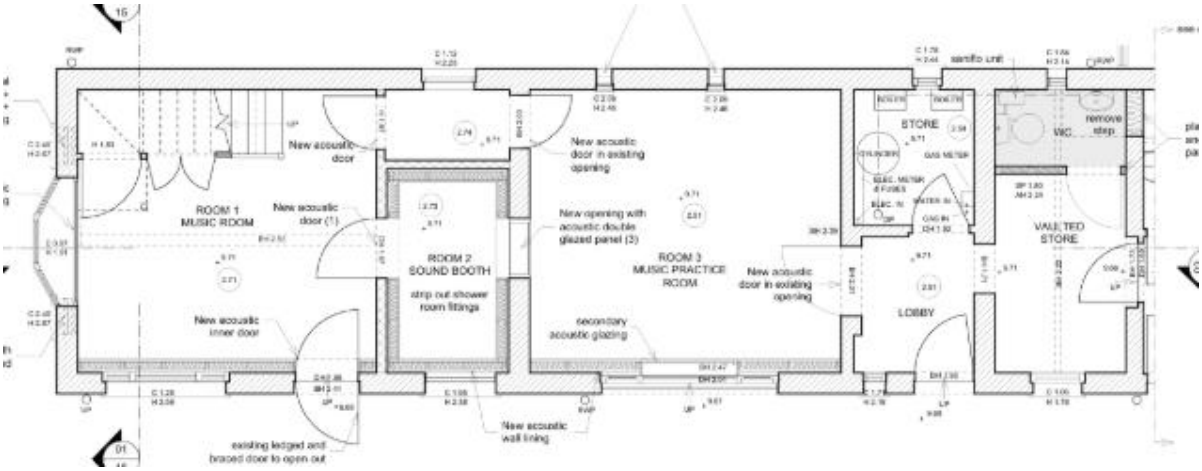
2.11 The approved plans from the 2015 application are shown below:

Figure 5. Approved Plans for Albion Cottage

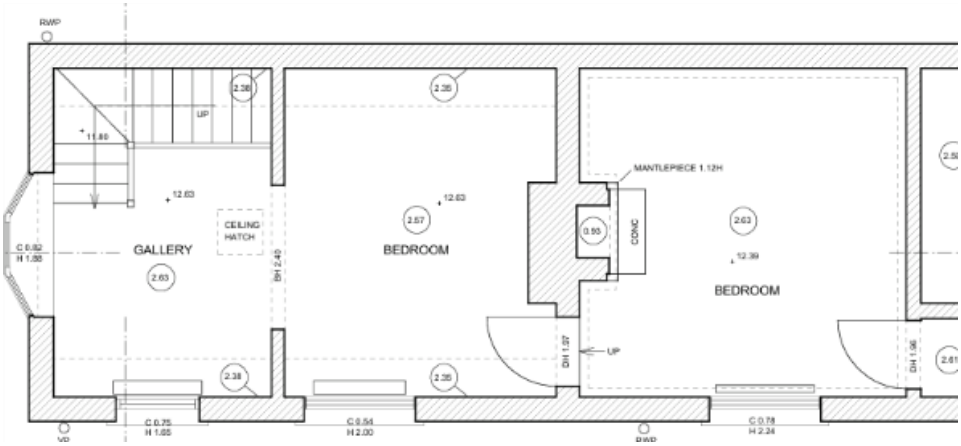
Ground Floor:



Ground Floor Rear Wing:



First Floor Stable Wing:



Lynton Grange

2.12 A current development of five x two storey dwellings with associated landscaping, parking, refuse and cycle storage is under construction adjacent to the site (HGY/2022/4411). This has had an impact on the setting ot the listed building.

SECTION 3 | SCHEDULE OF WORKS

3.1 The proposals seeks consent for the following development:

> *"Proposed front entrance gates, single storey side extension, replacement of conservatory roof, alterations to fenestration, installation of solar panels and internal alterations."*

3.2 The proposed works are summarised below:

- External Works
- Erection of a timber gate to front entrance
- Construction of a lightweight, single-storey side extension
- Relocation of window in stable wing to adjacent wall
- Formation of glazed double door to side of stable wing
- New glazing behind existing timber garage / coach house doors
- Rooflights to garage / coach house roof
- Installation of solar panels to inner roof pitch
- Replacement sash windows where non-original, as detailed in Window Survey
- Replacement of conservatory roof
- Removal of modern concrete close to conservatory and relocation of cobbles to this area

c) Internal Works

i) Ground Floor

- Replacement joinery in kitchen/utility room and boot room including new partitions to enclose plant between utility room and boot room and new door to central opening
- Creation of WC adjacent to boot room with new partitions
- Removal of modern wall boxing to conservatory
- Relocation of door to pantry to adjacent wall
- Removal of partition between existing utility room and garage to create enlarged proposed kitchen
- Openings created to new side extension
- New floor to proposed kitchen/dining room to meet current U-values
- Removal of part of ceiling and modern floorboards above existing garage / new kitchen to create a vaulted space, floor joists retained and some of floorboards including trap door
- Existing walls to be upgraded to meet current U values
- Replacement of modern ceiling boards above part of proposed kitchen
- Replacement of radiators with more traditional design

ii) First Floor

- Reinstatement of fire surround to front room to match fire surround in rear room
- Removal of non-original partition to hallway
- Removal of corner wall partition to bedroom 4
- Installation of two new partitions to create ensuite to principal bedroom and relocated hallway
- New opening from rear room to hallway and infilling of an existing opening
- Removal of steps to upper flight and installation of new treads to consolidate landing
- Installation of partition wall below downstand in front room and insertion of doorway from hallway to create separate small room, including reuse of existing door to bedroom 4, with partition to have picture rail and skirting detail to match the rest of the room
- Creation of jib door opening between dressing room and principal bedroom
- Removal of joinery in bedroom 4
- Alterations of modern partition and door to family bathroom
- Works to cupboard in family bathroom to install new basin and replacement of sanitaryware
- Removal of modern joinery above secondary stairs
- Creation of ensuite to bedroom 5, utilising existing door to attic
- Insulation of roof above proposed kitchen to meet current U-values
- Replacement of radiators with more traditional design

SECTION 4 | PLANNING POLICY CONTEXT

4.1 The Statutory Development Plan comprises the following: Haringey's Strategic Policies (with alterations, 2017), Haringey's Development Management DPD (2017), and The London Plan (2021). The National Planning Policy Framework (2024) is also a material consideration alongside any supplementary planning documents.

a) National Planning Policy Framework (NPPF) (2024)

4.2 The NPPF provides overarching planning policy guidance for development across England. Paragraph 10 sets out that at the heart of the framework is a "presumption in favour of sustainable development". Paragraph 11 of the NPPF notes that for decision-taking sustainable development means approving development proposals that accord with an up-to date development plan without delay.

4.3 Chapter 16 of the NPPF relates to 'conserving and enhancing the historic environment'. In determining applications, it confirms that proposals that cause 'less than significant harm' to heritage assets should be refused unless they are outweighed by public benefits.

b) The London Plan (2012)

4.4 **Policy HC1** details that development proposals which affect heritage assets, and their wider sections, should conserve significance by being sympathetic to the asset's significance and appreciation with their surroundings. Development proposals should seek to avoid harm and identify enhancement opportunities where possible.

c) Haringey's Strategic Policies (with alterations, 2017)

4.5 **Policy SP11** 'Design' states that new development should be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.

4.6 **Policy SP12** 'Conservation' sets out the Council's priority to ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. It notes that, where possible, development should help increase accessibility to the historic environment.

d) Haringey's Development Management DPD (2017)

4.7 **Policy DM1** 'Delivering High Quality Design' stipulates that proposals must relate well to their surroundings and ensure a high standard of privacy and amenity for both the development's users and neighbours; proposals should provide an appropriate amount of privacy to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents.

4.8 **Policy DM9** 'Management of the Historic Environment' states that development that conserves and enhances the significance of a heritage asset and its setting will be supported.

4.9 It further sets out that, when considering the impact of proposals on the historic environment, the Council will have regard to:

> *a. "The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
>
> *b. Character appraisals and management plans or other guidance, where they are available;*

c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

d. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

e. The desirability of securing a viable use for a heritage asset consistent with its conservation;

f. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

g. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration."

4.10 In addition to the points above, the Council will support applications to secure the future of Listed Buildings provided they:

a. "Do not lead to substantial harm or total loss of their significance;

b. Retain and repair existing features and fabric, or, if missing, replace them in a

sympathetic manner; Chapter

c. Do not harm the structural integrity or stability of the building or that of adjoining

buildings or structures; and

d. Extensions are restricted to less significant parts of the building, relate sensitively to

the original building and do not adversely affect the internal or external appearance or

character of the listed building, curtilage or its setting."

4.11 The following policies are also considered relevant to the proposals:

- Policy DM6 'Building Heights'
- Policy DM12 'Housing Design and Quality';
- Policy DM21 'Sustainable Design, Layout and Construction';
- Policy DM22 'Decentralised Energy'; and
- Policy DM24 'Managing and Reducing Flood Risk'.

e) Supplementary Planning Documents

4.12 Sustainable Design and Construction SPD is of relevance.

SECTION 5 | ASSESSMENT OF SIGNIFICANCE

5.1 In assessing the significance of the identified heritage assets, regard has been given to the heritage values as defined in Historic England's Conservation Principles (2008) together with guidance from the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

5.2 The designated heritage assets relevant to this application are the Fortis Green Conservation Area and the Grade II listed building.

5.3 National Planning Policy Guidance (NPPG) sets out that there are three principal heritage values which may be considered when assessing the nature of significance. In summary these comprise:

1. Archaeological Interest: Is there archaeological interest worthy of expert investigation?

2. Architectural and Artistic Interest: Is there interest in the design and general aesthetics of a place? This can either be from a conscious design or from how a heritage asset has evolved.

3. Historic Interest: An interest in past lives and events. This can provide a record of the nation's history and can also provide meaning for communities.

5.4 Section 16 of the NPPF (Conserving and enhancing the historic environment), Paragraph 207 sets out when describing the significance of any heritage assets that may be affected the level of detail shall be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposals.

5.5 Paragraph 210 states that in the determination of applications, local planning authorities should consider the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation.

a) Fortis Green Conservation Area

5.6 The Fortis Green Conservation Area was first designated on the 1st March 1974. It was designated by Haringey Council to preserve the unique architectural and historic character of the area.

5.7 The conservation area includes a mixture of large villas, terraced houses, and institutional buildings, many of which exhibit high-quality design and craftsmanship. The area retains a strong architectural coherence, marked by consistent building lines, decorative detailing, and the use of traditional materials.

5.8 The Fortis Green Conservation Area is dominated by late Victorian and Edwardian architecture, with a uniform palette of materials such as red and yellow London stock brick, timber sash windows, and clay tile or slate roofs.

5.9 There is variation in scale and evidence of change dispersed throughout the designation but generally the quality and character remains.

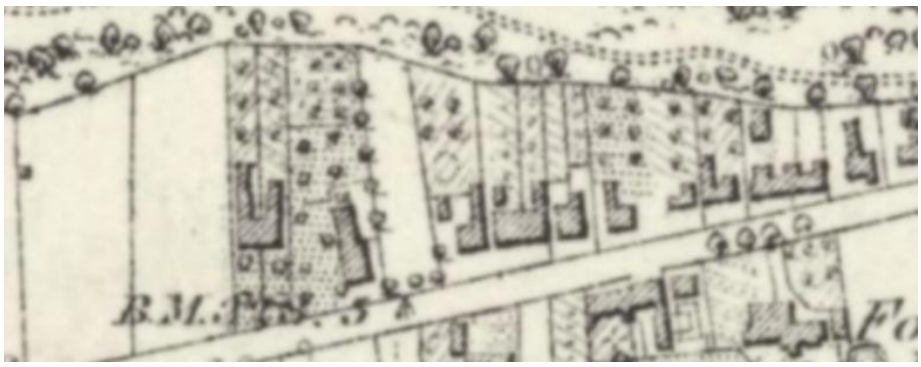
5.10 The Conservation Area benefits from mature street trees, and well-defined front gardens that contribute to a pleasant and harmonious townscape.

b) Albion Lodge

5.11 Albion Lodge and Albion Cottage are a pair of semi-detached villas. They are regarded as one of the first properties to be built on the former Hornsey Common on the northern side of Fortis Green. They therefore have both architectural and historic interest owing to their date and level of survival externally.

5.12 Historic OS Map extracts show that the rear wings were present in 1873 and are likely to be original. The sizes of the pair of properties differ, implying that whilst built as a pair they were never symmetrical. Further OS Extracts are provided within the Flower Michelin Design and Access Statement.

Figure 6. Extract from 1873 OS Plan



i) Front Boundary

5.13 The property frontage features a modern wooden fence with hedging. It does not match Albion Cottage and is of no particular heritage significance but does not detract from the properties setting.

ii) External Elevations

5.14 The property has attractive elevations including sash windows, bays, and an entrance gable. The original stable use remains legible through the stable doors to the side elevation at the rear.

iii) Ground Floor

5.15 Internally the ground floor retains much of the historic plan form including the barrelled roof to the original cold room, evidence of the former stable/coach house with some cobbles to floor and hay loft ladder. Small interventions have been made, for example the 1980 consent allowed:

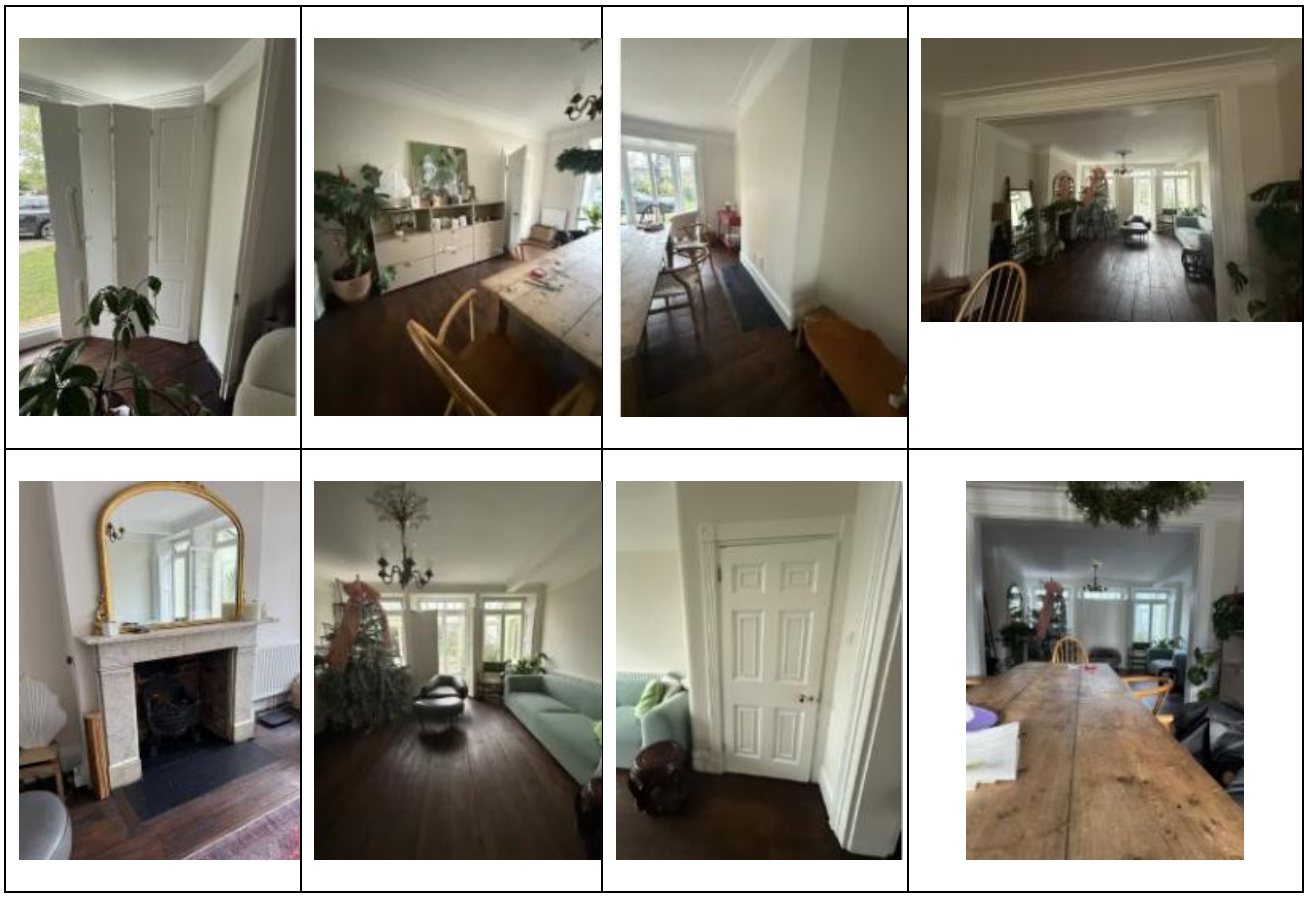
- In the Larder (Former Cold Room) – the door head was raised, and a new door was installed
- Between the kitchen and reception – wall removed and a new opening with a step formed between piers added. A new partition was added with a new door and frame.
- Between kitchen and conservatory – window removed, and door and frame added
- Staircase panelling extended and WC added under stairs
- Wall removed and pier retained in the hallway

5.16 Figure 7 below shows the original fabric in yellow and modern fabric in green. Altered original fabric is shown in blue.

Figure 7: Ground Floor Plan: Original fabric (yellow), modern fabric (green) historic but non-original fabric (purple)

5.17 Further discussion of the interior is provided below.

Main Reception



5.18 The main reception room is two linked rooms with a large opening between. It has a bay window to the front which has its historic shutters in place. To the rear there is a central glazed door and two windows, all with historic shutters. The front chimney breast is missing its fire surround but there is a slate hearth still present. The rear chimney breast has a surround. The doors are six panelled with fluted architraves. There are no works proposed to this room.

Conservatory

5.19 The conservatory has timber frame with a decorative brick plinth. It has a tiled floor. The roof of the conservatory has an air gap at eaves height. The glass to the roof of the conservatory is modern.

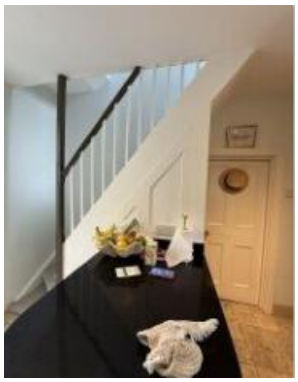
Front room snug

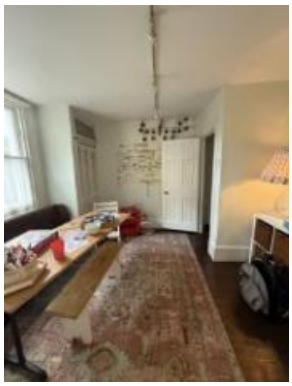
5.20 The smaller front room has its original fireplace and sash windows. There are no works proposed to this room.

Hallway

5.21 The hallway has its original staircase and front door. There is a simple decorative cornice. There are no works proposed to this room.

Existing Kitchen





5.22 The existing kitchen has been modified with an original fireplace knocked through to create a central opening and modern cupboards installed to the recesses on both sides of the structure (one side the cupboards are low level with an opening above). The door to this room is not original as shown on the 1980s plans, however it does copy the rest of the doors to the ground floor. There is no cornice to this room, likely to be because it a back of house space. The back stairs are a key feature of this room.

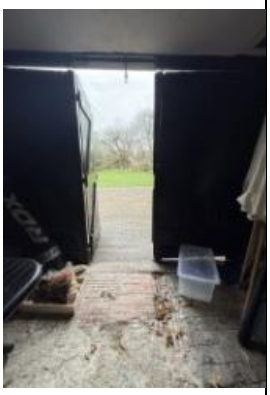
Cold Room

5.23 The cold room has a barrelled ceiling. The door from the kitchen has been modified as detailed in the 1980s places.

Utility

5.24 The utility room is accessed externally. It has been fitted with a modern utility and has no decorative features.

Garage (former coach house)



5.25 To the rear of the property there is a former coach house and stable which has been used as a garage in modern times. The space features a modern cement board ceiling but retains the original trap door and loft ladder. The floor is a mixture of cobbles and brick with a central drainage detail with some areas of concrete. The space retains the original stable doors and a coach house doors. The wall to the rear of the space is painted brickwork.

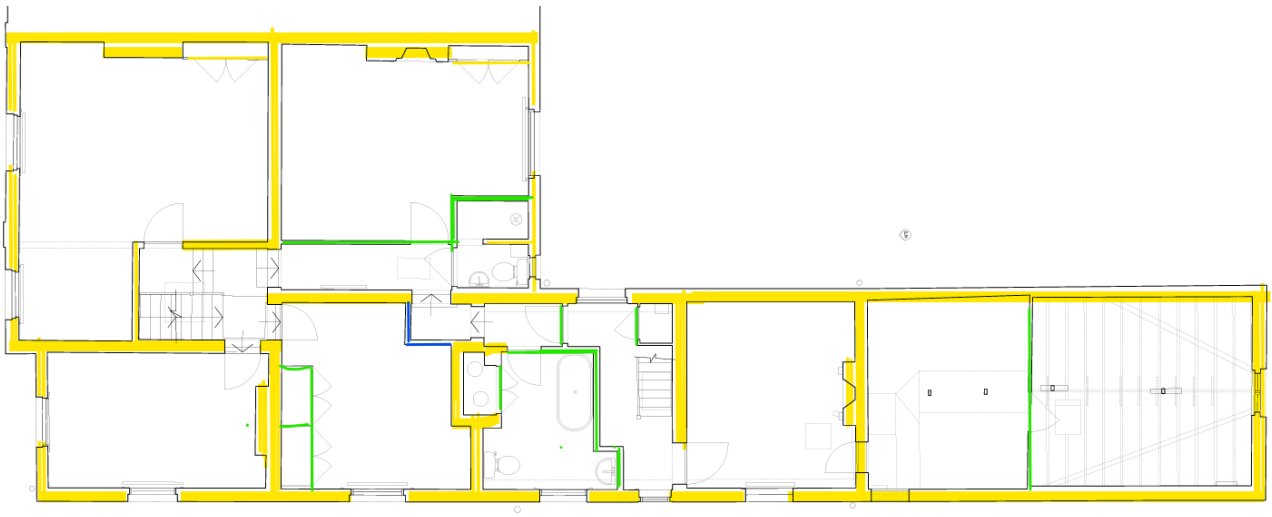
iv) First Floor

5.26 At first floor level there is a downstand to the front room, which may imply that it was used as a smaller dressing room previously. The hallway appears to have been altered including modern partitions to the rear room and a dog legged passageway to the rear. The fireplace has been lost to the front room but remains in the rear room and there is some historic joinery to the alcoves. There is a simple picture rail to most rooms. The loft space has been boarded out. The original hay loft ladder and a trap door remain.

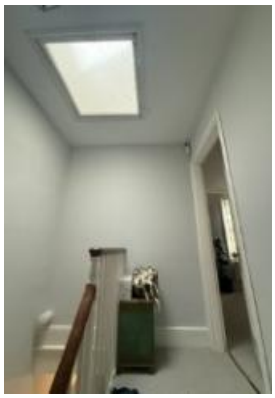
5.27 The 1980 consent allowed small changes including:

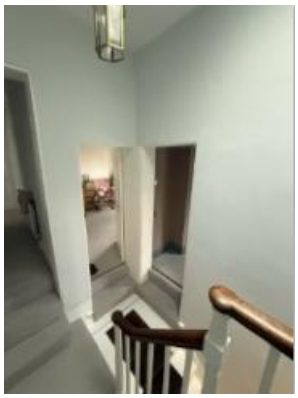
- Stud Partition added to bathroom, and the existing bath and basin repositioned
- Cupboard next to stairs added
- New window installed in the hallway
- New door and frames added to the hallway
- In bedroom 2, the existing fireplace was extended to accommodate hot water cylinder

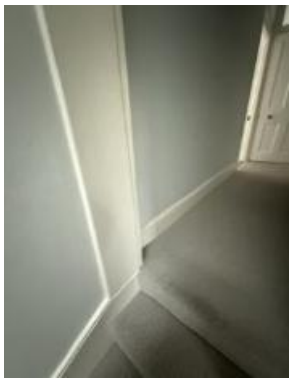
Figure 8: Ground Floor Plan: Original fabric (yellow), modern fabric (green) historic but non-original fabric (purple)

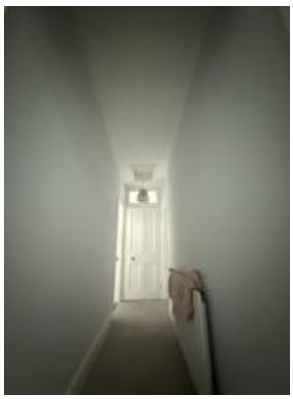


Landing









5.28 The first floor landing has a modern rooflight at the top of the stairs. There are a variety of floor levels on the first floor and this makes the access arrangement convoluted.

5.29 A section of wall to the corridor to the rear appears to have been rebuilt as highlighted in green in figure 8. This wall is thinner than other partitions and has modern skirtings. There is a modern picture rail to the other side of the wall. It appears to have been rebuilt in order to widen the corridor slightly. The skirting on the other side of the corridor appears to be original.

5.30 The hallway corner marked in purple on the plan appears to have a historic skirting but its arrangement with the bedroom is awkward and it is likely that the original design would have featured a central chimney breast.

Proposed Dressing Room (Front room)

5.31 The front room has an L-shape, with a downstand between. It is likely that this space would have formed a dressing area. The front room fire place is missing. The picture rail appears to be original and there is a historic cupboard one side of the chimney breast.

Proposed Principal Bedroom

5.32 The rear bedroom has its original fire surround and also has a historic cupboard to one side of the chimney breast. The room has been modified to accommodate an enlarged bathroom at some stage. Whilst this room has a picture rail it is less refined than the front room rail and is a modern replica.

Small Bathroom

5.33 The smaller bathroom on the top floor is likely to have originally been a store or small washroom. It appears that a doorway was created in the wall to add in a shower at a later date. The room is fitted with modern sanitaryware.

Bedroom 3

5.34 The smaller from room has no decorative features. No works are proposed to this room.

Bedroom 4

5.35 The middle room has an awkward arrangement created by the corridor and the remainer of the chimney breast.. There are no decorative features and the fitted joinery is modern.

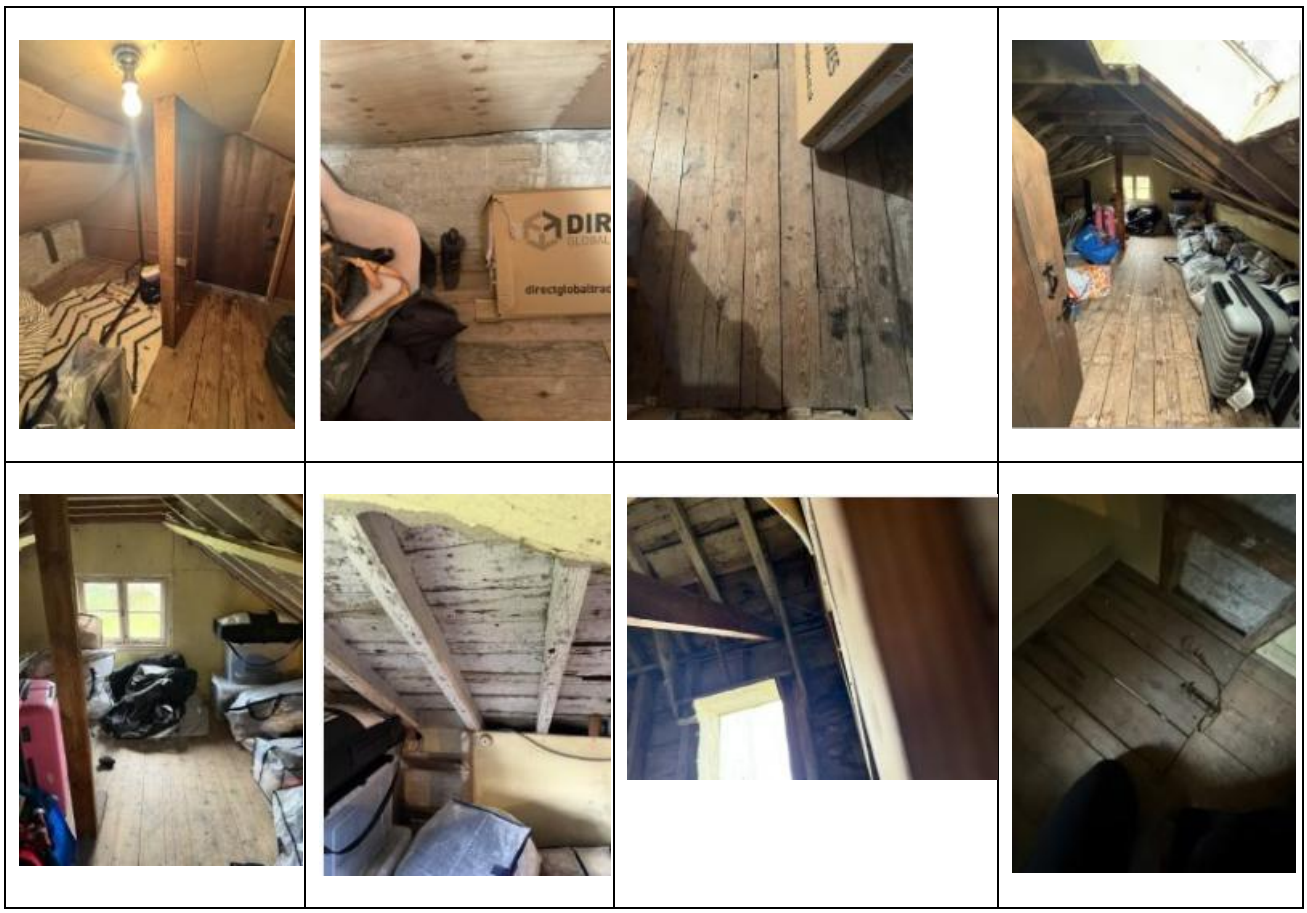
Family Bathroom

5.36 The family bathroom was formed in the 1980s. It is fitted with modern sanitaryware and the remains of the chimney breast have been turned into a store.

Bedroom 5

5.37 The rear bedroom has its original fireplace and picture rail. It has an original door to the hay loft.

Attic above garage (former stable)



5.38 The loft area above the garage has a modern pine floor. Two trapdoors remain, which may be of an older age. The rafters appear original but new timber has been added, including a central post. Part of the loft is boarded with modern ply, creating a space divided into two. There is a modern rooflight with toughened glass.

v) Summary of Significance

5.39 The property has significance as part of the early development of Fortis Green.

5.40 Externally, the defining architectural features; including sash window design, bays, roofscape, and entrance gable remain unaltered and provide an attractive composition.

5.41 Internally the property retains most of its original plan form. Some decorative historic features also remain including shutters to some ground floor windows, cornicing and the two staircases.

5.42 The original stable and coach house use to the rear remains legible through the stable doors to the side elevation at the rear. The internal space has been modified with a modern ceiling but retains some cobbles to the floor and the original loft ladder.

5.43 Overall the property therefore has a medium/high level of architectural and historic interest.

SECTION 6 | ASSESSMENT OF IMPACT

6.1 An assessment of the proposed works is provided below:

a) Front boundary gates

6.2 The proposed front gates have been designed to retain permeability and reflect the general boundary height along the road. The existing fence with hedging is to be retained along the frontage. The gate will add security and ensure that young children do not run out into the road. The proposals complement the style of property and cause no harm.

b) Alterations to fenestration

6.3 The application proposes a mix of replacement of modern sashes, and repair to historic sashes as detailed in the submitted Window Condition Survey Report. The proposals for replacements cause a negligible level of harm given that no original fabric is proposed to be removed. The replacements include slimline double glazing which will enhance the energy efficiency of the property, providing a public benefit by reducing CO2 emissions, which outweighs any low level of harm.

6.4 The refurbishment of the historic window frames including restoring correct locking furniture provides a minor heritage benefit, ensuring the longevity of the original fabric.

6.5 The relocation of the garage/stable window to the opposite wall ensures that this fabric is retained on site, mitigating the harm from creating an opening associated with the extension.

6.6 The proposed glazing behind the coach house doors will have a simple design, ensuring that the original opening remains legible.

c) Replacement roof to conservatory

6.7 The roof of the conservatory has modern glass and is draughty with large air gaps where the roof does not join the walls of the conservatory. The proposed replacement causes a negligible level of harm given that no original fabric is proposed to be removed. The replacement includes slimline double glazing which will enhance the energy efficiency of the property, providing a public benefit which outweighs any low level of harm. The roof will have the same pitch as existing but will be designed to avoid the air gap so that better use can be made of this space.

d) Installation of rooflights and solar panels

6.8 The proposed rooflights above the garage/conservatory have been designed with a slim design to ensure that no rafters have to be cut, minimising the loss of historic fabric. The rooflights will have a conservation design, this includes replacing the exiting modern rooflight with a conservation one, enhancing the appearance of the building.

6.9 The proposed solar panels are hidden from view and therefore so not affect the character of the property when viewing the building front the front or rear garden. The solar panels will be designed to sit on top of the existing slates so that the loss of historic fabric is minimised. Any negligible harm is outweighed by the environmental benefits of the panels.

e) Side Extension

6.10 Since the pre-application stage, the proposed side extension has been reduced in size and is now designed to be predominantly glazed so that the side wall is visible through the extension. The design reflects the proportions of the existing conservatory and enables the garage/stable block to become usable space whilst minimising the impact on the historic plan form.

6.11 The extension allows the existing garage/stable wing to be connected to the main house. It also allows for an enlarged kitchen to be created. Care has been taken to pitch the roof below the first floor hayloft dormer to the side elevation. The existing stable doors have also been retained to ensure the original rooms remain legible, respect the original design and preserve the character of the property.

6.12 Given the lightweight and subservient design of the side extension the extension causes no harm to the heritage assets.

f) Works to garage/coach house

6.13 A key change is to convert and extend the existing garage into a kitchen. This room has evidence of a former stable / coach house / hay loft with some cobbles remaining, albeit part of the floor is now concrete. It is proposed to replace the existing floor but the cobbles will be relocated to the garden to ensure they remain on site. The loft ladder will also be retained.

6.14 The brick wall between the existing stable and utility room will be removed. Whilst this wall is likely to be original it has no decorative features and therefore is loss causes a low level of less than substantial harm. The previous stable and coach house use remain legible, which mitigates this loss.

6.15 The modern ceiling boards will be removed. They are modern fabric and in a poor state of repair. A new ceiling will be reprovided over part of the space and part of the space will be open to that the floor joists are exposed and there is a vaulted space. The pine floorboards to the loft space are not original, these will be partially removed, but retained around the perimeter so that the trap door is retained, along with the loft ladder, ensuring that the original loft level remains clearly legible.

6.16 The design of the space requires insulation upgrades to the floor, walls and ceiling. However, the floor joists remain exposed, as do the stable and coach house doors, therefore the character of the space is retained.

6.17 The removal of the concrete floor immediately surrounding the current garage will provide a visual enhancement, providing a heritage benefit to the scheme.

6.18 Overall, the works retain the character of the former stable and coach house use whilst making efficient use of the space, enabling a better family kitchen to be provided within the house.

g) Other internal works to ground floor

6.19 Within the ground floor the other internal works are limited to the existing kitchen room which will be converted into a utility room and boot room with WC. The remains of the original central fireplace within this room are retained and the replacement of the cupboards either side replace modern fabric.

6.20 The back stairs are a key feature of this room and are being retained. The proposed WC partition is not considered harmful given that it does not impact on any key architectural features.

6.21 The switching of the doorway to the pantry/ cold room will result in a small level of loss of historic fabric, however the barrelled ceiling and original window are retained, maintaining the significance of this room. The loss of the door to this room is not harmful given that it has been altered in the past.

h) Internal works to first floor

6.22 At first floor, it appears that the hallway has been modified to widen the corridor to the rear. The works to remove the partition to the rear room only affect modern fabric and this rear room has previously been compromised through the insertion of the shower room. The new arrangement benefits the original rear room by getting rid of the shower room partition and better restoring its proportions. The location of the ensuite allows for the existing drainage runs to be adapted and reused.

6.23 The loss of the corner of co-corridor which currently intrudes into bedroom 4 is of some age, however it does form an awkward position with the chimney breast into bedroom 4 and therefore its loss is not considered harmful.

6.24 The opening between the principal front and rear room will be door height, with the existing picture rail retained above. This has been reduced to a single width jib door following pre-application advice.

6.25 The addition of a partition in the front room to create a study will allow for efficient use of space. The door to be used will be an existing door from bedroom 4 currently, ensuring this door is retained on site, The new partition will scribe around the existing picture rail and will fit below an existing donstand.

6.26 The reinstatement of the fireplace to the front room represents a heritage benefit of the scheme and outweighs the low level of harm caused by the jib door and rearrangement of the master suite.

6.27 The changes to the family bathroom only affect modern fabric given that this was installed in the 1980s. The fitted furniture to be removed is all modern and therefore causes no harm. The chimney breast has already been altered with the creation of a cupboard and therefore the works to locate a sink here cause now harm.

6.28 The new ensuite to Bedroom 5 will be located within some of the existing loft space. This space is currently lined with ply and has a modern pine floor. This space is not considered to have high historic value and the changes work around the existing fabric, causing no harm.

6.29 Throughout the property the existing modern radiators will also be replaced with a more traditional design, whilst radiators are not an original feature of the house the design will enhance the character of the property and therefore provides a minor benefit.

i) Summary

6.30 Overall, the proposals have been designed to retain the character of the main principal rooms and make better use of the existing garage/original stable/ coach house area including connecting it better with the garden and to the main house, via a new side extension. The negligible levels of harm caused by the works are balanced by enhancements to the property including reinstatement of a fireplace and better thermal efficiency.

SECTION 7 | PLANNING CONSIDERATIONS

7.1 This section demonstrates the acceptability of the application proposals in the context of the relevant planning policy and guidance outlined in Section 4. The principal planning considerations in this case are as follows:

- Impact on the character of the area
- Impact of the proposals on surrounding residential amenity
- Environmental Considerations
- Access

7.2 These are addressed in turn below:

a) Design and Visual Impact

7.3 The impact on the character of the area was discussed in Section 6 of this report and within the Design and Access Statement by Flower Michelin. Overall, the proposals will provide a well-executed and sensitive refurbishment if the existing dwelling and a well-designed and sympathetic side extension and other associated works. The proposed works are not considered to harm the special character of the surrounding area. The proposal is, therefore, in compliance with Policies SP11, DM1, DM12 and DM21.

b) Impact on Residential Amenity

7.4 Planning policy at all levels encourages good design through well-laid-out development, which considers and manages the impact of development on visual amenities, privacy, overlooking, daylight and sunlight.

7.5 The application property is located within a residential area and, together with Albion Cottage, forms one half of a pair of Grade II listed buildings.

7.6 The proposed alterations have been designed to protect surrounding residential amenity with regard to privacy and daylight/sunlight. The proposed side extension is set away from the nearest neighbour to the east side where the extension is proposed. The property is set well back in its plot behind a dense planted front, side and rear boundary, which will not be affected by the works. Therefore, the proposed new side extension does not create any adverse effect upon the amenity of any of the neighbouring houses and the impact on the garden will be minimal.

7.7 Therefore, the proposed development does not adversely impact on the amenity of neighbouring properties and therefore complies with Local Plan Policy DM1, DM6 and DM12.

c) Environmental Considerations

7.8 The proposals are small scale, involving the installation of a lightweight single storey side extension; as such there is no impact in terms of flood risk. However, not withstanding this, solar panels are proposed on the roof to the rear of the property and will provide on-site renewable energy generation for the household.

d) Access

7.9 The proposals improve ease of access and visibility to the property through the installation of a new timber gate to the front entrance and the replacement of the existing timber fencing with new timber fencing of a similar

height. This will also create a more screened and protected frontage, without altering the established access arrangement.

SECTION 8 | CONCLUSIONS

8.1 The application seeks planning permission and listed building consent from the London Borough of Haringey for the replacement of front entrance gates, single storey side extension, replacement of conservatory roof, installation of solar panels and internal alterations.

8.2 The development proposals are not considered to harm the significance of the building or the surrounding Conservation Area. The scheme has been sensitively designed to respond positively to the host building through the high-quality materials. The proposals will sit comfortably within the established pattern of development, respecting both the listed building and the wider Fortis Green Conservation Area.

8.3 The property has undergone works in the past, but original features of architectural and historic value remain. The proposed scheme seeks to respect these elements while sensitively adapting the building for modern family use.

8.4 The works will bring the property up to modern standards of comfort and functionality, thereby supporting its long-term viable use and safeguarding the significance of this listed building.

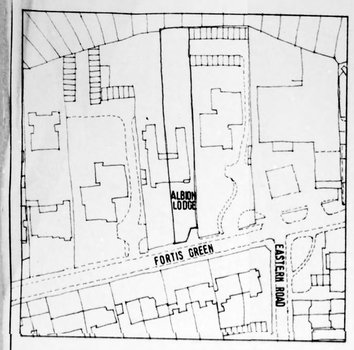
8.5 Overall, the proposals are consistent with all the relevant planning policies and guidance at local and regional level. The application should therefore be considered acceptable by the Council and we respectfully request that planning consent is granted without delay.

FIRSTPLAN

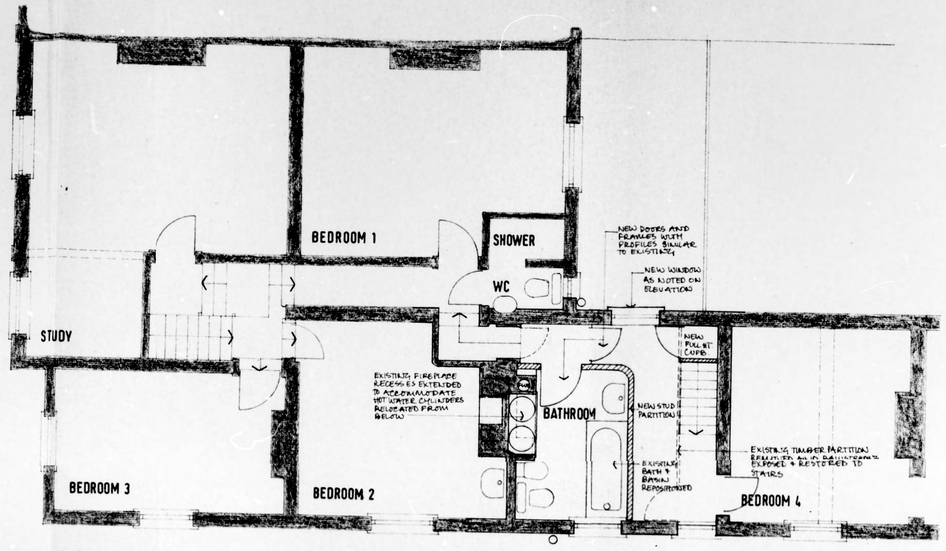
Registered Office, Broadwall House, 21 Broadwall, London, SE1 9PL Registered in England No. 4882565.

APPENDIX 1 |

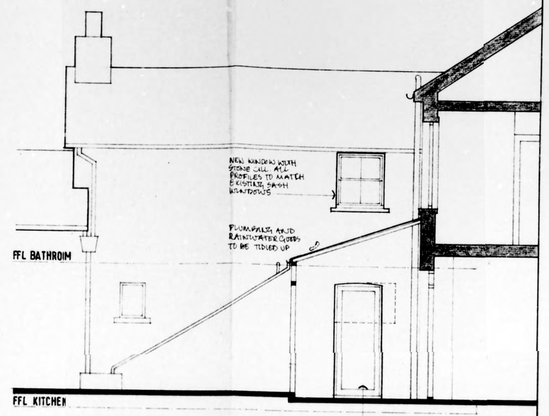
FIRSTPLAN



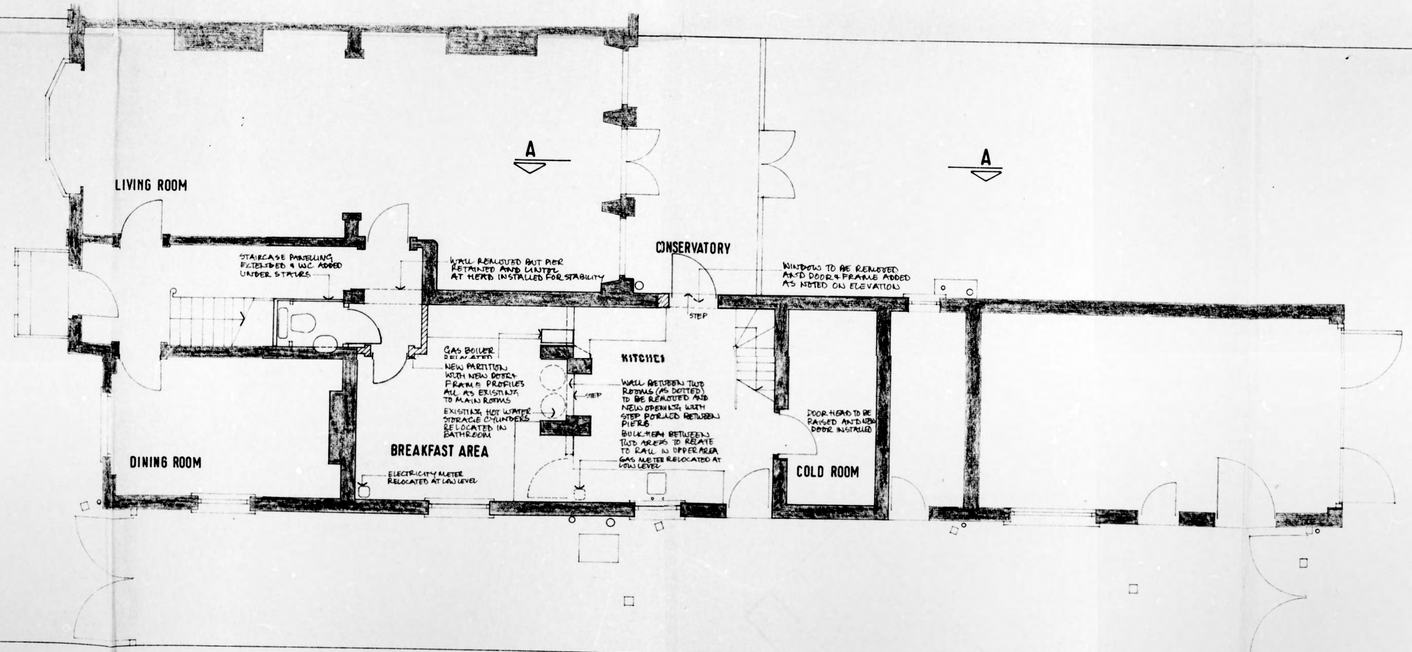
LOCATION PLAN 1:1250



FIRST FLOOR PLAN



SECTION A-A



GROUND FLOOR PLAN

NOTES

MATERIALS TO BE IN ACCORDANCE WITH DRAWINGS

INITIAL RECEIPT
2 0 MAY 1980

ALTERATIONS TO ALBION LODGE

FOR MR and MRS BARNARD

REVISIONS | DATE

MELVIN, LANSLEY & MARK
Chartered Architects
The Red House, 113 High Street, Berkhamsted
Hertfordshire . Tel: Berkhamsted: 2123/4/5

PLANS/ELEVATION

SCALE 1:50 / 1:1250

MONTH APRIL 1980

445/1

NO DIMENSIONS TO BE SCALED FROM THIS DRG