



Officer Report

Application Number:	HGY/2026/0368
Application Type:	Listed building consent (Alt/Ext)
Address:	28 Wood Lane, Hornsey, London, N6 5UB
Proposal:	Listed Building Consent for works to a Grade II listed dwelling, comprising the construction of a new single-storey rear extension; repair, upgrading and limited replacement of existing windows; internal refurbishment and reconfiguration of the existing layout, including lowering of the lower-ground-floor level, installation of new staircases, associated structural works and redecoration. External works include landscaping of the rear garden, installation of an air-source heat pump, and associated works.
Case Officer:	Adam Silverwood
Valid Date:	18/02/2026
Applicant:	Mr Matthew Hamilton-Foyn
Agent:	Mr Oliver Cooke

RECOMMENDATION

Approve with Conditions

1. Proposal

This application seeks Listed Building Consent for works to a Grade II listed dwelling comprising the construction of a new single-storey rear extension, repair and limited replacement of existing windows, and internal refurbishment and reconfiguration. The internal works include the lowering of the lower ground floor level, the installation of new staircases, associated structural alterations and redecoration. External works include re-rendering of façades, replacement of rainwater goods, landscaping of the rear garden and associated works. The proposal also includes the installation of an air-source heat pump.

2. Site and Surroundings

The application property is a Grade II listed dwelling located on Wood Lane within the Highgate Conservation Area. The house was originally constructed in the early 1830s and has evolved over time through a series of historic alterations, notably the addition of two asymmetrical side wings. The building's special interest derives from its age, architectural form, surviving historic fabric and its contribution to the character and appearance of the Highgate Conservation Area.

3. Relevant Planning and Listed Building History

The site has an established planning history including:

HGY/2025/1057 - Listed building consent. This application is for opening up works only, including trial pits at lower ground floor to establish the foundation structure of the existing house. Some

limited opening up of finishes at lower ground floor level to establish construction and condition. – Approved 25/06/25.

HGY/2015/0913- Installation of a timber frame summerhouse with lead roof – 05/06/2015.

HGY/2014/2197 - Interior alterations in connection with the refurbishment of the existing property, replacement of a previously blocked up window to the front elevation, construction of a small rear extension to provide space for storage and services. – Approved 02/10/2014

HGY/2014/2201 - Listed building consent for interior alterations in connection with the refurbishment of the existing property, replacement of a previously blocked up window to the front elevation, construction of a small rear extension to provide space for storage and services. - Approved 02/10/2014

4. Consultation and Representations

The associated application HGY/2025/3586 was publicised by way of letters sent to neighbouring properties, publication in a local paper and a site notice placed in the vicinity. No representations were received from neighbours Comments were received from local groups, etc.

Internal Comments

(Comments provided under the associated application: HGY/2025/3586)

LBH Conservation Officer

23/02/2026

The proposed works to Grade II listed house at 28 Wood Lane have benefited from extensive pre-applications discussion and involve 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.

The application clearly describes the proposed work, and is supported by a condition survey, a comprehensive DAS that helpfully illustrates the age and historic alterations brought to the building throughout the years, and by an articulated Heritage Statement.

The design of the proposed spatial rationalisation, decluttering and energy efficiency works have been evidently informed by a thorough understanding of the age, special character, progressive alterations and significance of this listed property, and a comprehensive design exploration has led to the desired, yet least impactful alterations.

The proposed works are largely supported from the heritage conservation perspective, however, the proposed extensive replacement of the existing windows with new double-glazed units raises serious concerns of heritage harm due to loss of historic windows and heritage character. The windows condition survey does not demonstrate that the existing, historic windows are beyond repair and that cannot be retrofitted.

The council supports in principle retention and repair of original and historic windows, and like-for like replacement where these are beyond repair. The historic fabric, features, appearance, and character of the listed building are protected in their entirety, and layered architectural expression, including historic alterations to its original design and windows, whose variety forms integral part of the protected character of the building, and whose loss requires clear and convincing justification.

The whole building approach to energy upgrades for heritage buildings should rest on the retention and optimal repair of the elements of significance of the listed building, such as its historic

windows, before pursuing sensitively designed retrofitting solutions or, exceptionally, wholesale replacement that would cause heritage harm.

Whilst the design of many of the proposed works addresses the pre-application discussion and related concerns by providing adequate assessment, clarity and sensitive design responses, and most of these works are considered acceptable, the extensive windows replacement is contrary to key conservation principles, is considered harmful and unjustified from the heritage conservation perspective.

Accordingly, the application cannot be fully supported until works affecting the existing windows are revised to embrace the conservation-led approach.

24/03/2026

'The submitted information is clear and includes a robust assessment of the existing windows conditions coupled with a sensitive and diversified approach to proposed works related to windows that are sensitively driven by an heritage significance and decay conditions of each window.

The proposed works related to windows are supported.'

LBH Arboriculture

'I have read the submitted details including the arboriculture report and impact assessment and concur with much of the findings.

Providing the whole report is conditioned I do not have any issues.'

External Comments

Highgate Neighbourhood Forum

'We are concerned at the number of trees proposed for felling, particularly those in neighbouring gardens. These are mature trees forming a direct link with the trees in the ancient woodland of Queen's Wood. T5, T7& and T9 are good sized mature trees. We note that the applicant seems prepared to consider alternative plans for T5 and T9.

This is not an application to fell T5 but there do seem to be sufficient constraints and doubts to make its felling in the future seem likely. All these tree works seem to be for a rebuild of The Annexe.

As yet there is no application for The Annexe. Unless the works are of benefit to the trees themselves, these tree works should be refused. If they are to facilitate access for work upon the main house, the applicant should find a less intrusive way of doing the work.

T2 This tree is a positive contributor to the street scene and the Conservation Area. Its colours bring pleasure to all passers-by. No adequate reason has been given to remove this tree.'

Highgate Conservation Area Advisory Committee

'The Highgate Conservation Area Advisory Committee wishes to object to this application, which proposes extensive alterations to a Grade II listed building. We note that there is no parallel application for listed building consent.

Replacement of windows

The windows are variants of those seen in houses of the 'cottage orné' genre, derived from windows of the 16th and 17th centuries. They consist principally of timber cross-frames with deep projecting mullions and transoms, set within splayed reveals. The lights comprise side-hung and fixed casements.

There are also some metal-framed casements to the basement area described as 'Crittall' although these may well be original (and made of wrought or cast iron, rather than steel). It is essential that a conservation-led approach is taken, with the aim to repair and upgrade existing historic windows wherever possible, as advised in Historic England's guidance

Traditional windows

Their care, repair and upgrading (see link below). <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/> The DAS Part 1 states dismissively that the windows are of 'mixed significance' and while contributing to overall character, are mostly simple casements with varying ages and conditions. No information is given in any of the supporting documentation about the extent of survival of original windows (including any historic ironmongery), which should be the starting point. However, the DAS part 3 Section 7.4 proposes almost comprehensive replacement. We are far from convinced however from the condition survey submitted with the application that this is necessary.

Lowering of rear windows to create new doorway.

The square-paned casements of the two windows appear original (and possibly the 'stable' door adjacent to the left-hand window, providing direct access to the former service rooms). Dropping the cills to create new entrances would be regrettable, especially as there is already access to the proposed conservatory. Internal alterations It is evident that their successive changes have taken place to the interior, most recently in 2014, including the main stair with its c1900 balustrade and odd configuration.

The significance (and likely date) of the timber panelled stair enclosure with cross framing (which is not mentioned in the documentation), merit further consideration and justification for its removal. A door to this enclosure is shown in a 1974 photo in the London Picture Archive (see link below); it is unclear whether this still exists.'

6. Assessment

Relevant Legislation and Policy

The application property is a Grade II listed building. In accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must give considerable importance and weight to the desirability of preserving the building's special architectural and historic interest when determining this application.

The National Planning Policy Framework (2024) emphasises sustaining and enhancing the significance of heritage assets, supporting their viable use, and ensuring that new development makes a positive contribution to local character and distinctiveness. Paragraph 215 confirms that where a proposal results in less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal.

London Plan Policy HC1, Local Plan Strategic Policy SP12, Development Management Policy DM9 and Highgate Neighbourhood Plan Policy DH2 collectively require development affecting heritage assets to conserve their significance, ensure alterations are sympathetic to historic character, and preserve or enhance the character and appearance of conservation areas.

Impact on the Listed Building

The application proposes a comprehensive programme of internal and external works to the listed building. The internal alterations include the lowering of the lower ground floor, removal of later non-original partitions, reconfiguration of rooms, and the insertion of new staircases linking the various floor levels. These works have been informed by a detailed understanding of the building's

historic development, with the intention of rationalising the internal layout while retaining and revealing the historic plan form where possible. The Council's Conservation Officer has advised that these internal works would preserve the special interest of the listed building, as they involve the removal or alteration of later interventions and avoid unnecessary loss of historic fabric.

The proposed rear extension is modest in scale, subordinate to the principal building and located to the rear where it does not detract from the significance of the principal elevations or the building's contribution to the Conservation Area. Its design, siting and materials are considered to respond appropriately to the character of the listed building and its historic evolution.

Replacement Windows

Concerns were initially raised in relation to the extent of window replacement and the potential loss of historic windows. Following revisions, the applicant has provided a robust condition assessment and adopted a conservation-led approach which prioritises the retention and repair of historic windows wherever feasible and limits replacement to those windows which are demonstrably beyond reasonable repair. The proposed replacement windows would be of a matching heritage standard in terms of material, profile, glazing and opening method.

External Works and Services

The re-rendering of the façades and replacement of existing rainwater goods with cast iron elements are considered appropriate works which would enhance the appearance of the building and are consistent with its historic character. The proposed landscaping works would not adversely affect the setting of the listed building. The air-source heat pump is to be located discreetly and, subject to conditions requiring appropriate screening and detailing, would not result in unacceptable harm to the character or significance of the listed building or the Conservation Area.

Planning Balance and Conclusion

The proposals have been informed by extensive pre-application discussions and supported by detailed documentation. The scheme would secure the long-term conservation and viable use of the listed building while preserving its special architectural and historic interest. The works are considered to comply with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and with relevant national, regional and local planning policies.

8. Community Infrastructure Levy

The proposal is not liable for Community Infrastructure Levy, as it does not result in the creation of a new dwelling nor exceed the relevant floorspace thresholds.

9. Recommendation

It is recommended that Listed Building Consent be **GRANTED**, subject to conditions:

Conditions:

- 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.

CF-225-DR-Proposed Plans. - Additional plans

CF-225-DR-Existing Plans. - Floor Plan - Existing

CF-225- 28 Wood Lane - Proposed Window Upgrades Proposed Window Upgrades

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

- 3 The external materials to be used for the proposed development shall match those that are detailed within the application form and submitted plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The repair, upgrading and replacement of windows hereby approved shall be carried out strictly in accordance with the joinery design, window typologies, materials, glazing specifications, profiles and detailing set out in the document titled "CF-225 – 28 Wood Lane Proposed Window Upgrades", prepared by Cooke Fawcett Architects and hereby approved as part of this consent. No deviation from the approved window types, dimensions, opening arrangements, glazing specification or joinery profiles shall take place.

Reason: To ensure the repair, upgrading and replacement of windows preserves the special architectural and historic interest of the Grade II listed building, in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, London Plan Policy HC1, Local Plan Policies SP12 and DM9, Highgate Neighbourhood Plan Policy DH2 and the NPPF (2024).

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: 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: 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.