



Officer Report

Application Number:	HGY/2026/0558
Application Type:	Full planning permission
Address:	9 Muswell Hill, Hornsey, London, N10 3TH
Proposal:	External alterations including cleaned and repointed brickwork, new front door, new side access entrance gates and general landscaping improvements. Internal alterations including relocating the kitchen, new bathrooms, new WC and new partition walls, removal of non original walls and introduction of door opening to new wardrobe and general refurbishment.
Case Officer:	Adam Silverwood
Valid Date:	02/03/2026
Applicant:	Mr Giulio Sarchiola
Agent:	Mr George Guest

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for external alterations consisting of re-appointed brickwork, new front doors, new side access and landscaping improvements. Internal alterations include relocating the kitchen, new bathrooms, new WC and new partition walls, removal of non-original walls and introduction of door opening to new wardrobe and general refurbishment. A corresponding application for Listed Building Consent Ref: HGY/2026/0622 has been submitted under the reference cited above and should be read alongside this planning application.

2. Site and Surroundings

The application site is a two-storey grade II listed building, dating to the late Georgian period, and appears to have undertaken several alterations throughout its life. It also lies within the Rookfield Conservation Area.

3. Relevant Planning and Enforcement History

HGY/2025/0977 - External alterations including replacement windows, replacement glazing in existing windows, widened rear door opening, cleaned and repointed brickwork, repaired and repainted external masonry and fascias, replacement shed and general landscaping improvements. – Refused: 17/07/2025

HGY/2025/1185 - External alterations including replacement windows, replacement glazing in existing windows, widened rear door opening, cleaned and repointed brickwork, repaired and repainted external masonry and fascias, replacement shed and general landscaping improvements. Internal alterations including relocating the kitchen, new bathrooms, new WC and

new lightweight partition walls, removal of non-original walls and introduction of door opening to new wardrobe and general sensitive refurbishment across the house. – Refused: 17/07/2025

There is an associated application for listed building consents accompanying this application:

HGY/2026/0622 - Listed Building Application for: External alterations including cleaned and repointed brickwork, new front door, new side access entrance gates and general landscaping improvements. Internal alterations including relocating the kitchen, new bathrooms, new WC and new lightweight partition walls, removal of non original walls and introduction of door opening to new wardrobe and general sensitive refurbishment across the house. - Pending

5. Local Representations & Consultation Responses

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

The application has received comments from LBH Conservation Officer which are summarised below:

‘Some aspects of the proposed works would be considered to cause less than substantial harm to the significance of the listed building. However, this is balanced against some other changes which would be considered to have a heritage benefit such as uncovering the brickwork and the replacement of the front door with an appropriate style. Balancing the cumulative impact of all the works proposed, they would be considered to have a neutral impact on the significance of the listed building and conservation would support this proposal subject to conditions.’

6. Planning Assessment

Design and heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 ‘Housing Design and Quality’ states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council’s approach to the management, conservation and enhancement of the Borough’s historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to

extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high quality matching or complementary materials, in order to be sensitive to context

The application site is a Grade II listed building located within the Rookfield Conservation Area. In planning terms, the primary consideration is whether the external alterations would preserve or enhance the character and appearance of the conservation area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed external works include re-appointing and exposing existing brickwork, the installation of new front doors, the creation of a new side access, and landscaping improvements. These works are largely restorative or modest alterations that would improve the presentation of the building and its setting. The Conservation Officer has noted that, while some erosion of original form is regrettable, this has occurred historically, and the current proposals, when considered cumulatively, would have a neutral impact on the significance of the heritage asset and the conservation area, subject to appropriate conditions.

The proposed removal of paint to expose brickwork is considered acceptable in principle and would restore the original materiality of the elevation, subject to conditions to safeguard any historic features revealed during the process. The relocation of gas boilers from external walls to below-ground enclosures would reduce visual clutter and represents an improvement to the appearance of the building and its setting. Landscaping works are minor in scale and would not harm the character of the conservation area.

The replacement of the front door is acceptable in planning terms, subject to conditions securing a design that is appropriate to the character of the host building and surrounding area. The proposed side entrance arrangement is considered to provide a more legible and discreet access point and would not detract from the conservation area.

Overall, the proposed external works are considered to preserve the character and appearance of the Rookfield Conservation Area and to comply with Policies SP11 and DM9.

Impact on Neighbouring Amenity

London Plan Policy D6 and DPD Policy DM1 require development to safeguard the amenity of neighbouring occupiers, including in relation to daylight, sunlight, outlook, privacy and noise.

The proposed works are modest in scale and largely confined to external alterations and landscaping improvements. They do not involve increases in building height or massing that would result in overshadowing or loss of daylight or sunlight to neighbouring properties. No new openings are proposed that would give rise to overlooking or loss of privacy. The works are therefore not considered to result in any unacceptable impact on neighbouring residential amenity.

Planning Balance

In planning terms, the proposal comprises modest external alterations to a listed building within a conservation area. The works are largely restorative in nature and would improve the appearance of the building and its setting, while preserving the character and appearance of the conservation area. No harm to neighbouring amenity would arise.

Any heritage matters arising from the proposals are addressed comprehensively within the accompanying Listed Building Consent application. When considered in combination, there are no planning reasons to resist the proposal.

Conclusion

The proposed works are considered acceptable in amenity and heritage terms and would not harm the character and appearance of the Rookfield Conservation Area, nor result in harm to

neighbouring residential amenity, and complies with the relevant policies of the Haringey Local Plan, Development Management DPD, London Plan, and the NPPF.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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.

5000-DT-FT – Other relevant information
6003-EDT – Additional plans
6000-EDT – Additional plans
3001-M-FF – Additional plans
0100 – Block plan of the site
5001-DT-WT – Other relevant information
6001-EDT – Additional plans
2000-PP-GF – Floor plan
0101 – Additional plans
2201-PE-S1 – Elevation (Side) – Proposed
2200-PE-F – Elevation (Front) – Proposed
2001-PP-FF – Floor plan
3000-M-GF – Additional plans
2999-M-B – Additional plans
MS.02 Method Statement – Other relevant information
2202-PE-R – Elevation (Rear) – Proposed

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

- 3 No works to the fireplace and surrounding wall to both the north rear bedroom and the proposed wardrobe, other than the removal of the existing tiled surrounds, shall be carried out until details of:

i) the revealed underlying fabric and its condition; and
ii) the proposed making good
have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building, in accordance with London Plan Policy HC1 (2021), Policy SP12 of the Haringey Local Plan (2013), Policy DM9 of the Haringey Development Management

DPD (2017) and the National Planning Policy Framework (2025).

- 4 No works to the partition wall between the ground floor hall and the existing WC shall be carried out until details of the extent of demolition and the proposed finishes, including drawings at a scale of 1:10 or 1:20, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building, in accordance with London Plan Policy HC1 (2021), Policy SP12 of the Haringey Local Plan (2013), Policy DM9 of the Haringey Development Management DPD (2017) and the National Planning Policy Framework (2025).

- 5 The paint removal, cleaning and repointing of the external brickwork shall be undertaken in accordance with the methodology set out in MS.01 Method Statement: Brick Paint Removal, Cleaning and Repointing.
If, during the paint-stripping works, any previously unidentified features or structural concerns are revealed, they shall be retained in situ and/or temporarily supported where required, and reported to the Local Planning Authority in writing. Upon the disclosure of any such features, works shall be immediately halted in the affected area of the building until provision is made for the retention and/or recording of those features in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building, in accordance with Policy SP12 of the Haringey Local Plan (2013), Policy DM9 of the Haringey Development Management DPD (2017) and the National Planning Policy Framework (2025).

- 6 No repointing of the brickwork shall take place until a specification of the proposed lime mortar has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building, in accordance with Policy SP12 of the Haringey Local Plan (2013), Policy DM9 of the Haringey Development Management DPD (2017) and the National Planning Policy Framework (2025).

- 7 No works for the alteration, removal or insertion of doors shall be carried out until details of the proposed doors, including materials and finishes, together with drawings at a scale of 1:10 or 1:20 showing the proposed doors, reveals and jambs, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building, in accordance with Policy SP12 of the Haringey Local Plan (2013), Policy DM9 of the Haringey Development Management DPD (2017) and the National Planning Policy Framework (2025).

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: 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.