

Mr George Guest
62 Barnmead Road
London
BR3 1JE

28 April 2026

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
NOTICE OF LISTED BUILDING CONSENT**

Case Reference	HGY/2026/0622
Location	9 Muswell Hill, Hornsey, London, N10 3TH
Proposal	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.
Received	2 March 2026

In pursuance of their powers under the above Acts, Haringey Council as Local Planning Authority hereby GRANTS CONSENT for the above development in accordance with the application received on the above date.

Title	Description	Date
5000-DT-FT.pdf	Other relevant information	2 March 2026
6003-EDT.pdf	Additional plans	2 March 2026
6000-EDT.pdf	Additional plans	2 March 2026
3001-M-FF.pdf	Additional plans	2 March 2026
0100.pdf	Block plan of the site	2 March 2026
5001-DT-WT.pdf	Other relevant information	2 March 2026
6001-EDT.pdf	Additional plans	2 March 2026
2000-PP-GF.pdf	Floor plan	2 March 2026
0101.pdf	Additional plans	2 March 2026
2201-PE-S1.pdf	Elevation (Side) - Proposed	2 March 2026
2200-PE-F.pdf	Elevation (Front) - Proposed	2 March 2026
2001-PP-FF.pdf	Floor plan	2 March 2026

3000-M-GF.pdf

2999-M-B.pdf

MS.02 Method Statement.pdf

2202-PE-R.pdf

Additional plans 2 March 2026

Additional plans 2 March 2026

Other relevant
information 2 March 2026

Elevation (Rear) -
Proposed 2 March 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (7)

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

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.

5000-DT-FT.pdf - Other relevant information
6003-EDT.pdf - Additional plans
6000-EDT.pdf - Additional plans
3001-M-FF.pdf - Additional plans
0100.pdf - Block plan of the site
6001-EDT.pdf - Additional plans
2000-PP-GF.pdf - Floor plan
0101.pdf - Additional plans
2201-PE-S1.pdf - Elevation (Side) - Proposed
2200-PE-F.pdf - Elevation (Front) - Proposed
2001-PP-FF.pdf - Floor plan
3000-M-GF.pdf - Additional plans
2999-M-B.pdf - Additional plans
MS.02 Method Statement.pdf - Other relevant information
2202-PE-R.pdf - 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 on the site until details of the proposed doors including details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the

reveals and jambs, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the special architectural and historic interest of the listed building and the character and appearance of the Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

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.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email

building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at
www.haringey.gov.uk/buildingcontrol.