



Officer Report

Application Number:	HGY/2026/0622
Application Type:	Listed building consent (Alt/Ext)
Address:	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.
Case Officer:	Adam Silverwood
Valid Date:	17/03/2026
Applicant:	Mr Giulio Sarchiola
Agent:	Mr George Guest

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This application seeks Listed Building Consent for a series of external and internal works to a Grade II listed building. The external works comprise the cleaning and re-pointing of brickwork, installation of new front doors, creation of a new side access and associated landscaping improvements. The internal works include the reconfiguration of the internal layout through the relocation of the kitchen, installation of new bathrooms and a WC, introduction of new partition walls, removal of non-original partitions, formation of a new door opening to serve a proposed wardrobe, and general refurbishment works throughout the building.

These works form part of a wider scheme and are accompanied by a corresponding application for planning permission (ref: HGY/2026/0558), which should be read alongside this application. Matters relating to land-use impacts and external planning considerations are assessed under the planning application, while this Listed Building Consent application addresses the impact of the proposals on the special architectural and historic interest of the listed building.

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 accompanying planning application in conjunction with this Listed Building Application:

HGY/2026/0558 - 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. - Pending

5. Local Representations

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

Heritage Significance and Statutory Context

The application property is a Grade II listed building and is therefore afforded statutory protection. In determining this application, the Council is required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest, in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This statutory duty is a matter of considerable importance and weight in the decision-making process.

The National Planning Policy Framework (2024) places great emphasis on the conservation of heritage assets and requires that their significance be sustained and enhanced. Paragraph 215 confirms that where less than substantial harm is identified, this harm must be weighed against the public benefits of the proposal.

At regional and local level, London Plan Policy HC1, Local Plan Policy SP12, and DPD Policy DM9 require that proposals affecting listed buildings conserve their significance and ensure that any works are sympathetic in terms of form, detailing, materials and workmanship.

External Works

The proposed external works include the removal of paint to reveal the original brickwork, cleaning and re-pointing, installation of a new front door, formation of a new side access, relocation of gas boilers into below-ground enclosures, and general landscaping improvements.

The exposure of original brickwork is considered to be a heritage benefit, restoring an authentic material finish and improving the legibility of the building's historic fabric. The Conservation Officer has appropriately requested conditions to ensure that any previously unidentified historic features revealed during paint removal are protected, recorded and retained where possible.

The relocation of gas boilers from external elevations to below-ground enclosures would reduce visual clutter and safeguard the appearance of the building. Landscaping works and acoustic fencing are limited in scale and would not detract from the listed building or its setting.

The replacement of the front door is acceptable in principle. While detailed designs have not been submitted at this stage, this matter can be appropriately controlled by condition to ensure that the replacement door is of a design, material and detailing that preserves the building's historic character. The proposed side access is considered to be a more historically legible and discreet arrangement, particularly in relation to the lower-floor accommodation.

Internal Works

The internal proposals involve reconfiguring the layout through the relocation of service areas, installation of modern bathrooms, subdivision of the first-floor front room to accommodate a bathroom and wardrobe, and removal of a non-original fireplace and modern partitions to the rear bedroom.

The Conservation Officer advises that the principal heritage impact arises from the subdivision of the first-floor front room, resulting in some erosion of the original historic plan form. This change would give rise to less than substantial harm when considered in isolation. However, much of the internal historic fabric has already been altered and the remaining works—including the removal of unsympathetic modern elements—would enhance the overall legibility of the building.

When assessed cumulatively, the proposed internal works strike a carefully balanced approach between facilitating the building's continued viable residential use and safeguarding those elements which contribute most strongly to its significance. On balance, the works would result in a neutral impact on the special architectural and historic interest of the listed building.

6. Overall Heritage Balance

Considerable importance and weight has been given to the statutory requirement to preserve the listed building's special interest. The proposals have been developed with a clear understanding of the building's significance and seek to avoid unnecessary harm to historic fabric. Where interventions are proposed, they are either reversible, confined to areas of lesser significance, or accompanied by heritage benefits such as the restoration of original materials.

Any limited harm identified is firmly at the lower end of the less than substantial spectrum and is outweighed by the collective benefits of improved legibility, removal of unsympathetic alterations,

and securing the building's long-term viable use. Conditions are necessary to ensure high-quality materials, appropriate detailing, and careful execution of works.

7. Conclusion

In accordance with the statutory duties under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and having given considerable importance and weight to the desirability of preserving the special architectural and historic interest of the listed building, the proposed works are considered acceptable.

The scheme would conserve the significance of the listed building, avoid unjustified loss of historic fabric, and introduce carefully controlled alterations that respect its character, form and legibility. Subject to appropriate conditions, the proposals would preserve the special interest of the listed building and are therefore recommended for approval.

7. CIL Applicable

N/A

8. Recommendation

Listed Building Consent be GRANTED, subject to the conditions set out below.

Conditions:

- 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.