



Officer Report

Application Number:	HGY/2026/1013
Application Type:	Listed building consent (Alt/Ext)
Address:	Wood Green Underground Station, High Road, London, N22 8HH
Proposal:	Listed Building Consent to raise platform levels to enable step-free access between trains and platform, new seating, and associated changes.
Case Officer:	Nathan Keyte
Valid Date:	11/05/2026
Applicant:	Mr Iain Marshall
Agent:	Miss Jemma Moorhouse

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The subject property relates to Wood Green Station, more specifically the underground east/ west bound platforms.

The site is located within the Wood Green Metropolitan Centre, and while not in a Conservation Area is a listed building.

2. PROPOSED DEVELOPMENT

Listed building consent to raise both platform levels to enable step-free access between trains and platform, new seating, and associated changed.

The works relate to wider upgrades to the Piccadilly line where new higher capacity trains and train control systems are to be introduced.

No works are proposed to the external façade of the above ground station building.

Site History

The relevant site history has been considered in the application.

3. CONSULTATION

London Underground: No comment.
Historic England: No response.
Transport for London: No response.
Haringey Conservation Officer – Supports

4. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices including site notice. No representations have been received.

5. MATERIAL PLANNING CONSIDERATIONS

The impact of the proposed development on the character and appearance of the listed building

The proposed works relate to functional improvements and general changes associated with wider upgrade of the Piccadilly line. The works will be undertaken within the East Bound and West Bound underground platforms, and will not result in external changes to the above ground Wood Green Station building.

There will be minimal loss of historic fabric from the proposed works. The works have been informed by sufficient understanding of the hierarchy of significance of the listed station, have been sensitively designed to minimise heritage harm, and the outstanding harm is clearly and convincingly justified.

Any harm that may result from the proposed works will be on the low level of less than substantial harm to the significance of the listed building, and would be outweighed by the public benefits associated with the works to public infrastructure.

The proposal here complies with Local, London and National policies relating to heritage assets including the statutory duty to preserve the special interest of this Listed Building, having given considerable importance and weight when assessing this application. The proposal complies with the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. Recommendation:

Grant Listed Building Consent subject to the following 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

UIP3237-MMD-BAS-P025-DRG-CE-00002; UIP3237-MMD-BAS-P025-DRG-CE-00006; UIP3237-MMD-BAS-P025-DRG-CE-00007; UIP3237-MMD-BAS-P025-DRG-CE-00005; UIP3237-MMD-BAS-P025-DRG-CE-00004; UIP3237-MMD-BAS-P025-

DRG-CE-00003; UIP3237-MMD-BAS-P025-DRG-CE-00008; UIP3237-MMD-BAS-P025-DRG-CE-00001; Location Plan.

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

- 3 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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: 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.