



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Mallet

Company Name

Address

Address line 1

The Gables, Flat 10 Fortis Green

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N10 3EA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposed works comprise the internal refurbishment and conservation-led repair of Flat 10, The Gables, a Grade II listed building. No extensions or demolition works are proposed, and there are no alterations to the external appearance of the building.

The works include the replacement of the existing kitchen and bathroom, upgrading of the electrical and plumbing installations, replacement of the heating system including the relocation of radiators, and installation of new mechanical extraction utilising existing ventilation openings.

Existing significant historic fabric will be retained wherever practicable, including the original timber windows, entrance door and fanlight, floorboards, lath and plaster ceilings, cornices, skirtings and architraves. Localised repairs will be undertaken using appropriate conservation materials and traditional techniques where required.

The proposals also include the replacement of later non-original internal doors with traditional four-panel timber doors, repair and reinstatement of historic detailing where appropriate, replacement of the later fireplace within Room 2 with a more appropriate Edwardian-style fireplace based on surviving examples within The Gables, and the replacement of secondary glazing with a sympathetic reversible system.

All works have been designed to minimise intervention to the historic fabric, reuse existing service routes and openings wherever practicable, and preserve the architectural and historic significance of the listed building. The proposals are fully detailed within the accompanying drawings, Schedule of Works and Heritage Impact Statement.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☐ Yes
☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

There are no alterations to the external appearance or fabric of the building. Existing ventilation openings and the existing boiler flue are reused, and all window works comprise repair and internal secondary glazing only.

The proposals include works to fixed internal elements including original joinery, internal doors, fireplace, electrical installations, plumbing, heating, sanitary fittings, kitchen units, radiators, and associated fixtures and fittings.

The works involve the removal of later floor finishes, localised lifting of existing floorboards to facilitate service upgrades, removal of later sanitaryware, kitchen units and later internal doors, together with limited localised removal of non-original finishes where necessary to undertake repairs. Original plaster, floorboards and other significant historic fabric will be retained wherever practicable and repaired using traditional conservation techniques.

The application is supported by the following documents, which identify the location, extent and nature of all proposed works:

Drawing Nos. 103/A-100-01 to 103/A-100-05, comprising the Existing Floor Plan, Existing Electrical Layout, Existing Significance Plan, Proposed Floor Plan and Proposed Electrical Layout.

Schedule of Works, detailing all proposed alterations, repairs and conservation works.

Heritage Impact Statement, describing the significance of the historic fabric, the proposed interventions and the conservation rationale.

Photographic Schedule, illustrating the existing condition of the property.

The proposals comprise internal refurbishment and conservation-led repair works only. Existing significant historic fabric, including the original timber windows, entrance door and fanlight, floorboards, cornices, skirtings, architraves and plasterwork, will be retained wherever practicable. Later non-original elements, including internal doors, sanitaryware, kitchen fittings and the later fireplace within Room 2, will be replaced with sympathetic traditional features. Localised lifting of floorboards and limited opening-up works will be undertaken only where necessary to facilitate service upgrades and repairs. No alterations to the external appearance of the listed building are proposed.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Original painted timber casement windows with single glazing. Existing metal secondary glazing to Rooms 1, 2 and 3.

Proposed materials and finishes:

Original timber windows retained and repaired. Existing secondary glazing replaced with slimline reversible secondary glazing. Matching timber repairs and traditional paint finish.

Type:

Ceilings

Existing materials and finishes:

Original lath and plaster ceilings throughout (except Room 3 with later plasterboard ceiling). Original plaster cornices and ceiling rose to Room 2. Painted plaster finish.

Proposed materials and finishes:

Original lath and plaster ceilings retained and repaired using traditional lime-based materials where required. Existing Room 3 plasterboard ceiling retained. Original ceiling rose retained and repaired. Existing cornices retained and repaired with localised matching plaster repairs where necessary.

Type:

Internal walls

Existing materials and finishes:

Original lath and plaster walls with painted finish. Areas of stripped/bare plaster. Existing tiled wall finishes to Kitchen and Bathroom.

Proposed materials and finishes:

Existing lath and plaster retained wherever practicable. Localised lime plaster repairs to defective areas. Walls redecorated with breathable paint system. Existing tiled finishes replaced within Kitchen and Bathroom as part of refurbishment. No alterations to the principal wall layout.

Type:

Floors

Existing materials and finishes:

Original timber floorboards beneath later parquet, laminate and other modern floor finishes. Bathroom floor finished in later coverings.

Proposed materials and finishes:

Original timber floorboards retained throughout. Boards lifted only locally where necessary for services and reinstated following works. Acoustic layer installed above existing floorboards (subject to final specification). New floor finishes to Kitchen and Bathroom as part of refurbishment while retaining the original floorboards beneath.

Type:

Internal doors

Existing materials and finishes:

Original entrance door retained. Modern flush internal doors. Existing single-glazed fanlights above internal doors. Modern ironmongery.

Proposed materials and finishes:

Original entrance door retained and repaired. Internal doors replaced with traditional four-panel painted timber doors. Existing fanlight glazing retained. New ironmongery to traditional pattern in antique brass finish. Kitchen door upgraded to FD30 fire door.

Type:

Lighting

Existing materials and finishes:

Existing pendant light fittings, wall lights and electrical installation. Existing sockets set within skirtings. Existing fuse board non-compliant.

Proposed materials and finishes:

New pendant and bathroom light fittings. New electrical installation throughout. Existing fuse board replaced within existing location. Sockets relocated from skirtings to compliant wall-mounted positions. Interlinked smoke and heat detection installed. Existing wiring routes reused

where practicable.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Application Drawings

103/A-100-01 – Existing Floor Plan

103/A-100-02 – Existing Electrical Layout

103/A-100-03 – Existing Significance Plan

103/A-100-04 – Proposed Floor Plan

103/A-100-05 – Proposed Electrical Layout

Supporting Documents

Heritage Impact Statement – Flat 10, The Gables, Fortis Green, London N10 3EA (Ref. 26.003, July 2026)

Design and Access Statement – Flat 10, The Gables, Fortis Green, London N10 3EA (Ref. 26.003, July 2026)

Schedule of Works

Photographic Schedule

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

License to alter has been provisionally approved, directors of the building have been consulted.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Savas

Surname

Bulduk

Declaration Date

18/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Savas Bulduk

Date

18/07/2026